

Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

18/01589/F

Applicant: Cherwell District Council

Proposal: Addition of 2 metre high powder-coated green palisade fencing and double gates to enclose the waste disposal area next to the garages. Fence posts to be set in concreted foundations, not attached to existing building or fencing

Ward: Adderbury, Bloxham And Bodicote

Councillors: Cllr Mike Bishop
Cllr Chris Heath
Cllr Andrew Mchugh

Reason for Referral: Application site owned and occupied by Cherwell District Council

Expiry Date: 1 January 2019 **Committee Date:** 13.12.2018

Recommendation: Approval

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

Proposal

Planning consent is sought for the erection of 2 metre high fencing with double gates to enclose the waste disposal area.

Consultations

Consultees have raised no objections to the application to date
No third party letters have been received.

Planning Policy

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Conclusion

The key issues arising from the amended application details are:

- Design, and impact on the character of the area
- Residential amenity

The report looks into the key planning issues in detail, and officers conclude that the proposal meets the requirements of relevant CDC policies and therefore that the proposals are acceptable, subject to conditions.

RECOMMENDATION - GRANT PERMISSION SUBJECT TO 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 site is the offices of Cherwell District Council, a modern 3 storey office building with a shallow pitch roof set within the grounds of the historic Grade II listed Old Bodicote House. The site is not within a designated Conservation Area.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. Planning permission is sought for the erection of green palisade fencing and double gates, to enclose the waste disposable area. The proposed fencing would measure 2 metres in height and would have a combined length of 7.3m. The proposed gates would measure approximately 3m in height with a combined length of 3.6m.

3. RELEVANT PLANNING HISTORY

3.1. There is no planning history directly relevant to the proposal

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 been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 27.12.2018, although comments received after this date and before finalising this report have also been taken into account.

5.2. No comments have been raised by third parties

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. BODICOTE PARISH COUNCIL: No comments received

STATUTORY CONSULTEES

6.3. CDC CONSERVATION: No comments received to date

6.4. HISTORIC ENGLAND: No comments received to date

NON-STATUTORY CONSULTTEES

6.5. CDC ENVIRONMENTAL HEALTH: No comments received to date

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity

Design and impact on the character of the area including Conversation area

8.2. Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 states new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. Saved Policies C28 seek to ensure the layout, scale and design of development is sympathetic to its context.

8.3. The proposed development would be positioned to the front of the site and would attach to the western boundaries of the wider site of Cherwell District Council, but given the surrounding built form and existing structural vegetation it would not be readily visible. Given its scale, siting and overall design, the proposal is considered not to be visually prominent or to have a significant visual impact. In addition the proposal would enclose the waste disposable area and would provide visual improvement by screening the existing bins.

8.4. The materials proposed are considered acceptable in relation to the existing building

- 8.5. The proposal would not significantly impact on the visual amenity of the locality and therefore accords with retained Policy C28 of the Cherwell Local Plan 1996 and Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1.

Neighbouring and residential amenity

- 8.6. The proposed development would abut the boundaries of the adjacent neighbour at Tall Timbers. However, having regards to its scale and its siting, and the existing boundary treatment, the proposal is not considered to materially impact upon the amenity of this neighbour or that of any other neighbours.
- 8.7. The proposal therefore complies with Policy ESD15 of the Cherwell Local Plan and advice in the NPPF.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. For the reasons set out in this report, the proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. In accordance with Paragraph 14 of the NPPF, permission should therefore be granted.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

Time Limit

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.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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 form, Design and Access Statement, Drawing No's: Location plan 1:1250, Block plan 1:200, Site plan 1:500 and layout plan (Plan Elevation & Front Elevation) 1:100.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.