



SUPPLEMENTARY INFORMATION

Planning Committee

20 May 2021

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If you need any further information about the meeting please contact Lesley Farrell, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221591

Planning Committee 20 May 2021 – Public Speakers

Agenda Item	Application Number	Application Address	Ward Member	Speaker – Objector	Speaker - Support
8	19/02126/F	Phase 3 OS Parcel 5863 Adjacent Briar Close And East Of Warwick Road Banbury	None	None	Elliott Rowen - Agent
9	20/00059/F	Tesco Bicester CR, Lake view Drive, Bicester. OX26 1DE	None	None	Thomas Marley – Applicant
10	20/02083/OUT	Land north of Hempton Road and west of Wimborn Close, Deddington	None	None	Mervin Dobson – Agent
11	20/03556/F	Tuthill Park, Banbury Road through Wardington,	None	None	None
12	20/03693/F	16 - 18 Sheep Street, Bicester, OX26 6TB	APPLICATION WITHDRAWN BY APPLICANT		

13	21/00519/F	3 The Green Barn, Stoke Lyne Road, Stratton Audley, Bicester OX27 9AT	None	Claire McCabe	Andrew Mobley – Agent
14	21/00949/F	Cherwell District Council Car Park, Upper Windsor Street, Banbury, OX16 5DH15	None	None	None
15	21/00950/F	Coach Park, Compton Road, Banbury	None	None	None
16	21/00957/F	Kidlington Centre Car Park, High Street, Kidlington	None	None	None
17	21/00969/F	Cattle Market Car Park, Victoria Road, Bicester, OX26 6QB	None	None	None
18	21/00986/F	Claremont Car Park Public Conveniences Victoria Road Bicester OX26 6RD	None	None	None

19	21/00763/CLUP	4 Water Eaton Lane, Gosford, Kidlington, OX5 2PP	None	None	None
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**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

20 May 2021

WRITTEN UPDATES

Agenda item 8

**19/02126/F - Phase 3 OS Parcel 5863 Adjacent Briar Close and East Of Warwick Road
Banbury**

Additional information received

None.

Additional Representations received

Highways England – No objection

OCC Highways – Confirms no objection subject to conditions and S106 contributions including £51,444 towards public transport services.

OCC Drainage – The previous comments by LLFA have not been addressed. The strategy does not utilise all possible SuDS available. The space is not being used efficiently to implement SuDS features which can aid with water quality. The solution provided is not acceptable by LLFA. An adequate solution to discharge the surface water must be evaluated thoroughly. The soakage reports submitted must be rechecked as we believe there are errors in the units.

Thames Valley Police (Crime Prevention Design) – Repeats the objection reported in your agenda. Has concerns regarding the lack of detail over the locations of gates on the boundaries of proposed dwellings. Has concerns regarding lighting – recommends a condition to require details of an external lighting scheme. Has concerns regarding natural surveillance of the public realm from certain plots and/or in relation to certain places within the proposed development.

Applicant – Has made comments on the report and the recommended conditions.

Officer response

In relation to TVP's comments, conditions are recommended in relation to lighting and means of enclosure and other boundary treatment. The plans of individual house types respond to many of the points made by the Crime Prevention Design adviser.

Officers have reviewed the applicant's comments but are satisfied, for example, that the recommended conditions are reasonable and necessary.

Recommendation

Condition 38:

Notwithstanding the details shown in drawing "P-H-03 Rev C", the ground floor living room window shown to be provided to plot 30 only shall also be provided to plot 5 in its southern elevation, and notwithstanding the details shown in drawing "P-H-01-1 Rev B", a ground floor window shall be added to the southern elevation of the dwelling to serve the lounge, of a size and style to match that shown to serve the dining room on the side elevation of the dwelling.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and to safeguard the living conditions of neighbouring residents and future occupiers of the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Agenda item 9

20/00059/F - Tesco Bicester CR, Lake view Drive, Bicester.

Additional information received

None.

Additional Representations received

None.

Officer comments

Members may notice references at paragraph 9.6 (line 10) and paragraph 9.8 (line 7) on page 65 of the report to two different floorspace figures for the proposals. The figure in paragraph 9.6 is wrong. The proposed area of non-food retail is **3,716sqm** net across the two stores, as correctly referenced in paragraph 9.8.

No specific reference is made in the report to elements of sustainable design, but the building is to be constructed to BREEAM 'Very Good' standard (proposed Condition 14) and electric vehicle charging points are to be installed (proposed Condition 4) – pages 73 & 75 of the report.

Recommendation

As per the published report.

Agenda item 10

20/02083/OUT - Land north of Hempton Road and west of Wimborn Close, Deddington

Additional information received

None.

Additional Representations received

None.

Officer comments

The published report does not capture two financial contributions requested by Oxfordshire County Council, in respect of education and libraries. The sums are £183,247 in respect of education and £4,166 in respect of libraries.

Recommendation

As per page 98 of the agenda, but to add two further items to the list of matters to be secured in the planning obligation under Section 106:

j. Education provision contribution of £183,247

k. Libraries contribution of £4,166

Agenda item 11

20/03556/F - Tuthill Park, Banbury Road through Wardington, Wardington

The applicant was requested to provide information, or agree to a pre-commencement condition, to demonstrate that the building would achieve a BREEAM standard of 'very good', in accordance with Policy ESD3 of the Cherwell Local Plan 2011-2031 Part 1.

Additional information received

In response, the applicant considers that this requirement is not appropriate for this application, for three reasons;

- That the BREEAM requirement would not be fit for the purpose of this building, which is primarily car storage. Thus there is a reduction in the need for personnel in the building and reduced heating and power requirements.
- A re-assessment of the design of the building would be required.
- A BREEAM condition would increase the cost of the project, which could make it unfeasible to proceed.

Additional representations received

None

Officer comment

We acknowledge that a building could be constructed in this position without this requirement, albeit at a smaller scale than that proposed. It is also recognised that the proposed building would support and sustain a local employer. On balance, Officers consider that the applicant's justification for not achieving BREEAM 'very good' in this case is acceptable.

On a separate note, Officers would like to point out a typographic error in paragraph 9.6 of the published report. The report refers to Wardington as being a Category A village in respect of Policy Villages 1 of the CLP 2031. However, Wardington is a Category B village. This is on the basis of which the application was assessed.

Recommendation

As per published report.

Agenda item 12

20/03693/F - 12. 16 - 18 Sheep Street, Bicester

Update:

This application has been withdrawn and is no longer before the Council as Local Planning Authority for determination.

Agenda item 13

21/00519/F – 3 The Green Barn, Stoke Lyne Road, Stratton Audley, Bicester OX27 9AT

Additional information received

An amended plan has been received from the applicant. This amended plan removes one of the rooflights on the south east elevation.

Additional Representations received

A further neighbour objection has been received. Points raised include the following:

- The development being substantially different to the original scheme
- The fenestration being unacceptable in design terms

- The developer has built a window without consent.

Officer response

The design of the scheme is considered to be acceptable as set out in the committee report. The opening referred to in the neighbour objection has been infilled since this comment was received.

Recommendation

Replace drawing number PU1905/26 with PU1905/26A in condition 1.

Agenda item 14

21/00949/F - Cherwell District Council Car Park, Upper Windsor Street, Banbury, OX16 5DH

No update required – As per published recommendation.

Agenda item 15

21/00950/F - Coach Park, Compton Road, Banbury

No update required – As per published recommendation.

Agenda item 16

21/00957/F – Kidlington Centre Car Park, High Street, Kidlington

No update required – As per published recommendation.

Agenda item 17

21/00969/F - Cattle Market Car Park, Victoria Road, Bicester, OX26 6QB

No update required – As per published recommendation.

Agenda item 18

21/00986/F – Claremont Car Park Public Conveniences Victoria Road Bicester OX26 6RD

No update required – As per published recommendation.

Agenda item 19

21/00763/CLUP – 4 Water Eaton Lane, Gosford, Kidlington, OX5 2PP

No update required – As per published recommendation.

Agenda item 20

Appeal Progress Report

Correction on page 205. There is no further appeal decision summary to follow in next month's appeal progress report for application reference 19/02550/F.