



SUPPLEMENTARY INFORMATION

Planning Committee

7 September 2023

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If you need any further information about the meeting please contact Aaron Hetherington / Matt Swinford, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

Planning Committee 7 September 2023 – Public Speakers

Agenda Item	Application Number	Application Address	Ward Member	Speaker – Objector	Speaker – Support
8	22/03868/OUT	Land West Adj To Salt Way And West Of Bloxham Road, Banbury		Liz Reed and Robin Garrett, Local Residents	
9	22/03245/F	Apollo Office Park, Ironstone Lane, Wroxton, OX15 6AY			Robert Synge, Apollo Business Parks (Applicant)

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

7 September 2023

WRITTEN UPDATES

Agenda Item 8

22/03868/OUT – Land South of Salt Way & West of Bloxham Road, Banbury

Additional Information Received:

No Update.

Additional Representation:

MR M SPIERS – For Nos.1 & 2 Crouch Cottages wrote a further representation in response to a supporting statement issued by the applicant, dated 10th August. The respondent made it clear that the owners of Nos.1 & 2 Crouch Cottages did not object to the development proposal for 60 dwellings, but they did object to the proposed use of the track that serves their two cottages and the farm as a construction access, as referenced in the applicant's revised Design and Access Statement (DAS) and their supplemental statement of 10th August.

The track now proposed for construction access passes through the curtilage of No.2 Crouch Cottage and, the respondent claims would have a detrimental impact on the residential amenities of occupants of the two cottages, given its proximity. The respondent points out that the original DAS proposed use of Tyrell Road as both permanent and construction traffic access, which they were supportive of. The respondent recognised that residents along Tyrell Road, in the new Banbury 16 Redrow Homes development would experience a protracted period of disturbance if 60 more dwellings are to be built using that access route but that would continue a situation experienced by those new residents since construction began on Banbury 16 in 2021.

The owner of No.2 Crouch Cottage does not dispute that the access track is owned by Crouch Farm but points out that the land Deed affords right "*to pass and repass with or without vehicles over the farm drive*" along its full length from Bloxham Road to the farm gates; that Crouch Cottage own the drainage equipment situated across the farm track; and that the part of the track that passes through No.2 Crouch Cottages is jointly maintained by the Cottage and Farm.

The respondent also made detailed references to the arguments put forward in respect to the new access track, when it was being considered and ultimately granted at appeal in 2017, when it was intended that the original farm access track beside Crouch Farm Cottages was to be locked shut at its eastern end once the new access (only recently formed) was opened (application Refs: 16/02598/F, 17/01617/F, 17/00669/REM and 18/01973/REM).

The respondent also pointed out that as part of original approval (Ref: 14/01932/OUT) Bloxham Road was realigned and the former (now bypassed) alignment beside Crouch Farm Cottages was only to be used "*as an access road for Crouch Cottages and (temporarily, pending "completion" of the new southern access road) Crouch Farm.*" The respondent points out that the Oxfordshire County Council (Banbury Area) (Speed Limits) Order 2022 was enacted on 28th February 2022 following a Cabinet Member decision of 17th September 2020 which affirmed in respect to the 'Prohibition of Motor Vehicles on Length Superseded by Revised Road Layout' "*the (private) access road should be appropriately signed to ensure that*

the only vehicles who are accessing Crouch Cottages (save for emergency vehicles) are permitted to enter...and that the proposed signing will be reviewed to ensure that it is correct and minimise the risk of the above happening". The respondent claims this Road Traffic Order precludes its use as a construction route to further development and only allows it to be used as an access to Crouch Cottages and, temporarily, Crouch Farm.

The comment received can be viewed in full on the Council's application webpage, via the online Planning Register.

Officer Response:

The matter was initially addressed in the original report at paragraph 9.43. It remains the case that no acceptable Construction Traffic Management Plan (CTMP) including construction traffic route has yet been provided or agreed. Accordingly, it is recommended that an additional technical reason for refusal be added (see below).

Amended Recommendation:

Add the following additional refusal reason:

6. In the absence of a satisfactory Construction Traffic Management Plan (CTMP) including construction traffic route, the Local Planning Authority is not satisfied that the proposed development would provide an acceptable and safe construction access route that would not cause unacceptable detriment to the amenities of nearby residents contrary to Policy ESD15 of the adopted Cherwell local Plan 2011-2031, saved policy TR7 of the Cherwell local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Agenda Item 9

22/03245/F – Land adjacent Apollo Office Park, Ironstone Lane, Wroxton, OX15 6AY

No Update.

Agenda Item 10

Appeals Progress Report

No Update
