

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**15 August 2019**

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*If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections [aaron.hetherington@cherwellandsouthnorthants.gov.uk](mailto:aaron.hetherington@cherwellandsouthnorthants.gov.uk), 01295 227956*

## CHERWELL DISTRICT COUNCIL

### PLANNING COMMITTEE

15 August 2019

#### WRITTEN UPDATES

## Agenda Item 7

### Proposed Pre-Committee Site Visits

Officers would like to recommend that the Committee agrees to hold pre-committee site visits for the following applications, which are expected to be brought before the Committee for determination at the next meeting:

**Application No:** 19/01160/F

**Proposal:** Change of use to Exham House from D1 to a missed D1/A3 to allow public use of a café, and associated works.

**Location:** Exham House, Bloxham School, Banbury Road, Bloxham

**Reason for the Visit:** Requested by local ward member

If the Committee accepts these recommendations, the site visits will be held prior to the next meeting of the Committee.

The following site visits have already been agreed by Committee and will take place prior to the next meeting of the Committee.

**Application No.** 19/00617/F

**Location:** Lane to the East of The Warriner School Bloxham Grove Road, Bloxham, Oxfordshire

**Application No:** 16/00472/OUT

**Location:** S Grundon Services Limited, Merton Street, Banbury

**Application No:** 18/00904/F

**Location:** Glebe Farm, Boddington Road, Claydon

## **Agenda Item 8**

**19/0059/F Appleyard, Alcester Rd, Chesterton**

No updates

## **Agenda Item 9**

**19/00607/F Land at Skimmingdish Lane and Land at Roundabout at Bicester Road, Launton**

**Change of recommendation.**

The recommendation has changed to **DEFERRAL** to a subsequent meeting to enable the consideration of additional information and consultation responses.

## **Agenda Item 10**

**19/00644/F OS Parcel 3300 North of railway line adjoining Palmer Avenue, Lower Arcott**

Application withdrawn by applicant.

## **Agenda Item 11**

**19/00777/F Land to rear of no 23 – 29 Church Street, Banbury**

**Additional information received**

None.

**Additional Representations received**

Councillor Eddie Reeves from the County Council has written in objection to the application raising concerns regarding the suitability of the access, disruption to businesses, and concerns regarding setting a precedent for further development.

**Officer comment**

A Committee Members Site Inspection took place at 3pm on Thursday afternoon.

It is also recommended that the wording to condition 5 be amended to make it more precise and condition 26 be amended to allow for the approval and provision of cycle storage. This is outlined below.

The issues raised by Councillor Reeves are addressed in the report.

### **Change to recommendation**

The recommendation remains to approve the development as set out in the report subject to the alteration to conditions as outlined below:

#### *Condition 5*

*Prior to the commencement of the development hereby approved, details of the means of access between the land and the adopted highway, including position, layout and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the occupation of the development hereby approved, the means of access between the land and the adopted highway shall be constructed in accordance with the approved details and shall be retained thereafter for the use of the development hereby permitted in accordance with the approved details.*

*Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework*

#### *Condition 26*

*Notwithstanding the provisions of Classes A-E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no extension, alteration or outbuilding shall be provided without the grant of further specific planning permission from the Local Planning Authority with the exception of outbuilding/structures approved under condition 24 of this permission*

## **Agenda Item 12**

**19/00831/OUT 19/00831/OUT – Land to South of Home Farm House, Clifton Road**

### **Additional information received**

None.

### **Additional Representations received**

The Conservation Officer has stated:

*The prominent issue in terms of heritage with regards to the development of this site is the impact on the setting of the Scheduled Monument and consequently the setting of this part of Deddington Conservation area. In terms of the Scheduled Monument it is for Historic England to advise on this matter. The Scheduled Monument lies within the ‘Setting’ character area of the Deddington Conservation Area described as ‘areas of predominantly open space which are considered to contribute to the setting of the historic core of the village’, thus the comments contained in the correspondence from Historic England dated 2nd August 2019 are agreed with. The development is considered to impact on the setting of this part of the conservation area that contains the scheduled monument.*

*It is accepted that views into the conservation area from Clifton Road are restricted by existing trees and vegetation but the views out from the conservation area will be affected. The conservation area appraisal considered these views as important. A scheduled Ancient Monument, consisting of extensive earthworks which are remnants of a former motte and bailey castle, are included in the Conservation Area. The earth banks create raised platforms towards open countryside. One of the key elements of significance of the castle is that it was a defensive structure which was intended to dominate the landscape around it. 'Historic England Advice – The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning note 3', highlights the importance of the surroundings in which a heritage asset is experienced and how this contributes to its significance. This is not just views; however, they do contribute. In this case this part of the conservation area is dominated by the Scheduled Monument and this contributes to the character, the historical association between the conservation area and the surrounding countryside in this locality is therefore considered to be important and so the setting makes a contribution to significance.*

*As the application is an outline application it is recognised that it may be possible to reduce harm by revisions to the layout and with carefully considered scale and design for the resulting dwellings. However, any development is likely to change the appearance of the land. Paragraph 194 of the NPPF requires that harm to a heritage asset including from development within its setting should require clear and convincing justification in its current form it is questioned whether the application provides adequate justification.*

*Level of harm: The development is considered to result in less than substantial harm to the significance of the setting conservation area, again the comments received from Historic England are agreed with in that this harm is at the lower end of less than substantial harm. The NPPf paragraph 196 states that this harm should be weighed against the public benefit.*

#### **Officer comment**

The Conservation Officers comments largely support the conclusions outlined in the Committee Report. Therefore, there is no change to the recommendation.

#### **Change to recommendation**

None