

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 17 June 2021 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor David Hughes (Vice-Chairman)
Councillor Andrew Beere
Councillor John Broad
Councillor Hugo Brown
Councillor Patrick Clarke
Councillor Ian Corkin
Councillor Sandy Dallimore
Councillor Mike Kerford-Byrnes
Councillor Tony Mephram
Councillor Cassi Perry
Councillor Lynn Pratt
Councillor Les Sibley
Councillor Dorothy Walker
Councillor Sean Woodcock

Substitute Members:

Councillor Richard Mould (In place of Councillor Colin Clarke)
Councillor Adam Nell (In place of Councillor Maurice Billington)

Apologies for absence:

Councillor Maurice Billington
Councillor Colin Clarke
Councillor Simon Holland

Officers:

Alex Chrusciak, Senior Manager - Development Management
Andy Bateson, Team Leader – Major Developments
Wayne Campbell, Principal Planning Officer
Nat Stock, Minors Team Leader
George Smith, Planning Officer
Karen Jordan, Deputy Principal Solicitor
Lesley Farrell, Democratic and Elections Officer
Aaron Hetherington, Democratic and Elections Team Leader

Declarations of Interest

9. Land Used For Motocross, Stratford Road A422, Wroxton, OX15 6HX.

Councillor Adam Nell, Declaration, that he lived within earshot of the application site.

10. Symmetry Park Morrell Way Ambrosden - 1330.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Richard Mould, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

11. Symmetry Park, Morrell Way, Ambrosden - 1331.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Richard Mould, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

21 **Requests to Address the Meeting**

The Chairman advised that requests to address the meeting would be dealt with at each item.

22 **Minutes**

The Minutes of the meeting held on 20 May 2021 were agreed as a correct record and signed by the Chairman.

23 **Chairman's Announcements**

There were no Chairman's announcements.

24 **Urgent Business**

There were no items of urgent business.

25 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed pre-committee site visits.

26 **Land North Of Railway House, Station Road, Hook Norton**

The Committee considered application 21/00500/OUT for the erection of up to 43 new homes, access from Station Road and associated works including attenuation pond at Land North of Railway House, Station Road, Hook Norton for Greystoke Land Limited.

Janeen Wilson representing Hook Norton Parish Council, addressed the Committee in objection to the application.

Killian Garvey representing the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Kerford-Byrnes and seconded by Councillor Brown that application 21/00500/OUT be refused, contrary to the officer recommendations, as the harm of the application outweighed the benefit.

On being put to the vote the motion was carried and the application was refused.

It was subsequently proposed by Councillor Brown and seconded by Councillor Corkin that, as no Section 106 agreement had been agreed, this should be added as a second reason for refusal. On being put to the vote the motion was carried.

In reaching its decision the Committee considered the officer's report and presentation, the addresses of the public speakers and the written updates.

Resolved

- (1) That application 21/00500/OUT be refused contrary to the officer recommendation for the following reasons (with the exact wording of the reasons for refusal delegated to the Assistant Director Planning and Development):
 - (i) Landscape impact
 - (ii) Lack of S106 agreement to secure necessary infrastructure

27 **Land Used For Motocross, Stratford Road A422, Wroxton, OX15 6HX**

The Committee considered application 21/00517/F a retrospective application for the creation of a motocross track and soft landscaping scheme and the change of use of agricultural land to hold motocross events including set-up, take down and private practice sessions, with associated camping site, for up

to 65 days per year and agricultural grazing at land used for Motocross, Stratford Road (A422), Wroxton, OX15 6HX for Hedges & Kerwood.

Local Ward Member, Councillor Phil Chapman addressed the meeting.

Martin Leay on behalf of Hornton Parish Council and John Offord, Chairman of Hornton Parish Council addressed the Committee in objection to the application.

Fred Quatermain, on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Perry and seconded by Councillor Broad that application 21/00517/F be approved subject to additional conditions in relation to track usage, the exact wording to be delegated to the Assistant Director Planning and Development in consultation with the local Ward Members for Cropredy, Sibfords and Wroxton.

On being put to the vote the proposal was lost and the motion subsequently fell.

It was proposed by Councillor Reynolds and seconded by Councillor Brown that application 21/00517/F be approved subject to an amendment of condition 1 to limit the total number of days the track could be used for racing or practising to be no more than 20 days in any calendar year where the motocross track is used for racing or practising with the timings and frequency of these 20 days to be agreed in consultation with the Ward Members for the Cropredy, Sibfords and Wroxton Ward, and the Applicant.

In reaching its decision the Committee considered the officer's report and presentation, the addresses of the local Ward Member and the public speakers and the written updates.

Resolved

- (1) That authority be delegated to the Assistant Director for Planning and Development to grant permission for application 21/00517/F subject to:
 - 1) No responses being received before the expiry of the consultation period ending 18 June 2021 that raise new material issues that, in the view of the Assistant Director, have not been dealt with in the assessment of the application
 - 2) The resolution of the objections from:
 - (i) The lead local flood authority;
 - (ii) The council's ecology officer; and
 - (iii) Berks, Bucks and Oxon Wildlife Trust
 - 3) The following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

1. The site shall not be used for motocross purposes for more than 65 days in any calendar year and that 65 days shall be comprised of no more than 20 days on which the motocross track is used (that is, for racing or practising) in any calendar year. The timing and frequency of these 20 days to be agreed in consultation with the Ward Members for Cropredy, Sibfords and Wroxton Ward, and the Applicant. The site shall not be used for motocross purposes for more than 18 days in any three-month period and in that three month period the motocross track shall not be used (that is, for racing or practising) for more than 6 days.

Reason – In the interests of highway safety, the general amenity of the area, the living conditions of local residents, and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

2. There shall be no further practising or competitive racing unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. The details required by this condition shall include the formation of a kerbed bellmouth junction where the site access road meets the unnamed public highway between Wroxton and Hornton , and the surfacing of the area alongside the carriageway, opposite to the site entrance, which has been worn away by vehicles making the turn into and out of the site. The means of access shall be constructed in strict accordance with the approved details prior to any further practising or competitive racing and shall be retained and maintained as such thereafter.

Reason - In the interests of highway safety and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

3. The vision splays shown in the plans approved pursuant to the requirements of Condition 2 of this permission shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level.

Reason - In the interests of highway safety and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

4. There shall be no further practising or competitive racing unless and until a landscaping scheme has been submitted to the Local Planning Authority. The scheme for landscaping the site shall include: -

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,

- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation.

Reason – To safeguard the character and appearance of the area, and the surrounding landscape, and to comply with Policies ESD13 and 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.

- 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - To safeguard the character and appearance of the area, and the surrounding landscape, and to comply with Policies ESD13 and 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.

- 6. Within three months of the date of this planning permission, a schedule of landscape maintenance for a minimum period of two years, to include the timing of the implementation of the schedule and procedures for the replacement of failed planting shall be submitted to the Local Planning Authority.

The development shall not take place other than in accordance with the landscape maintenance schedule approved pursuant to the requirements of this condition.

Reason - To safeguard the character and appearance of the area, and the surrounding landscape, and to comply with Policies ESD13 and 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.

- 7. There shall be no further practising or competitive racing unless and until a landscape amenity plan, to include the timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas has been submitted to and approved in

writing by the Local Planning Authority. The site shall not be used for the purposes stated in the application description other than in strict accordance with the approved details.

Reason - To safeguard the character and appearance of the area, and the surrounding landscape, and to comply with Policies ESD13 and 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.

8. No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a “retained tree” is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of this permission.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for 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.

9. The existing hedgerow adjacent to the access trackway of the site shall be retained and properly maintained at a height of not less than three metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.

Reason - In the interests of the visual amenities of the area, to provide an effective screen to the proposed 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.

10. Notwithstanding the details submitted, there shall be no further practising or competitive racing no development shall take place until a Detailed Design, Surface Water Management Strategy and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. There shall be no

further practising or competitive racing unless and until the approved drainage system has been implemented in accordance with the approved Detailed Design

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure compliance with Policy ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.

11. Notwithstanding the details submitted, there shall be no further practising or competitive racing until further ecological surveys have been carried out (in optimum conditions) and the results and mitigation measures have been submitted to and approved in writing by the Local Planning Authority. There shall be no further practising or competitive racing unless and until the approved mitigation measures have been implemented and the said measures shall be retained as such thereafter.

Reason: In the interests of wildlife and nature conservation and to ensure compliance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.

12. Except where otherwise stipulated by conditions attached to this permission, the development shall be retained strictly in accordance with the application forms and the following plans and documents:

- PI 01
- PI 02
- SU2192 2D-1
- SU2192 2D-2
- SU2192 2D-3
- SU2192 2D-4

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.

13. There shall be no use of the track or set-up or take down of events on the first Bank Holiday Monday in May of each year.

Reason - in the interests of highway safety and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

14. There shall be no further practising or competitive racing unless and until a plan showing parking provision for vehicles to be accommodated within the site have been submitted to and approved in writing by the Local Planning Authority. The site shall not be used other than in accordance

with the approved details, and the number of vehicles parking within the site shall not exceed this capacity.

Reason - In the interests of highway safety, to ensure the provision of off-street vehicular parking and to comply with Government guidance contained within the National Planning Policy Framework.

15. The noise levels at or from the site shall not exceed 96dB(A) and the track shall only be used for motocross purposes between the hours of 9:00am and 6:00pm.

Reason - To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

16. There shall be no further practising or competitive racing unless and until a spectator and access strategy has been submitted to and approved in writing by the Local Planning Authority. The spectator and access strategy shall include: -

- How the calendar of events would be regulated
- An event ticketing strategy
- A vehicle permitting strategy

The site shall not be used other than in accordance with the approved details thereafter.

Reason - in the interests of general amenity and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

28

Symmetry Park Morrell Way Ambrosden - 1330

The Committee considered application 21/01330/F for 23,195sqm of logistics floor space within Class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary Class E(g)(i) (offices) (1,750 sqm), erection of security gatehouse (24sqm), security fence, sprinkler tank and pump house, accessed from the existing Symmetry Park estate road; associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12, storm water drainage infrastructure and private sewage treatment plant at Symmetry Park, Morrell Way, Ambrosden for Tritax Symmetry (Bicester Reid) Limited.

Debbie Jones, agent for the application, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officer's report and presentation, the address of the public speaker and the written updates.

Resolved

(1) That authority be delegated to the Assistant Director for Planning and Development to grant permission for application 21/01330/F subject to:

1. The completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991.
2. The following conditions (and any amendments to those conditions as deemed necessary):

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.

Compliance with 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:

Dwg no 4036-015 P21 Parameter Plan
Dwg no 4036-C03-001 P6 – Masterplan
Dwg no 4036-C03-002 P6 - Site Layout
Dwg no 4036-C03-006 P3 - GA Plans
Dwg no 4036-C03-007 P2 - GA Elevations and Section
Dwg no 4036-C03-010 P5 - Parking Layout
Dwg no 4036-C03-011 P5 - Fencing Layout
Dwg no 4036-C03-012 P3 - Roof Plan –
Dwg no 4036-C03-013 P5 - Parameters Line Overlay
Dwg no 4036-C03-014 P2 - Sprinkler Tank and Pump House Details
Dwg no 4036-C03-015 P2 - Gatehouse Details
Dwg no 4036-C03-016 P1 - GA Elevations (Clean Version)
Dwg no 4036-C03-020 P1 - Site Sections
Dwg no 4036-C03-100 P2 - Location Plan
Dwg no 4036-C03-101 P4 - Application Red Line Plan

Dwg no CPW-181093-E-010 P2 Lighting Plan
Symmetry Park Bicester Unit C External Luminaire Schedule (version 2)

Dwg no: edp6569_d002-C-Detailed Landscape Design Unit C

Environmental Statement Volume 1 Main Text
Environmental Statement Volume 2 Appendices

- Transport Statement 11238-HYD-XX-XX-RP-TP-4001-P04_S3
- Technical Note Ecology edp6569_r001
- Technical Note Air Quality SPC-HYD-XX-ZZ-RP-Y-2004_P02
- Drainage Strategy Technical C-11238-HYD-XX-XX-TN-0100_2
- Noise Assessment- 11238-HYD-ZZ-XX-RP-Y-1002-P01
- Waste Management Single Unit 11283-HYD-XX-XX-RP-Y-5000
- Health Impacts Scoping
- Landscape Technical Note edp6569_r005-B

Environmental Statement Volume 3 Non- technical Summary

Drainage Strategy Technical C-11238-HYD-XX-XX-TN-0100_2
Dwg no C11238-HYD-XX-XX-DR-C-0110_P2_External Levels_1 Unit

Planning and Design and Access Statement

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.

3. The building hereby approved shall be constructed to at least BREEAM 'Very Good' standard.

Reason – To ensure sustainable construction and to reduce carbon emissions in accordance with Policies ESD1-5 of the Cherwell Local Plan and Government guidance within the National Planning Policy Framework.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the operation of the service yard, or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason – In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 , saved Policy C28 of the Cherwell Local Plan 1996 and Government

guidance contained within the National Planning Policy Framework.

5. Except to allow for the provision of the footpath/cycle link into the adjacent site along the western boundary (as shown on Drawing No. 4036-C03-002 P6) the existing hedgerows to the northern, southern and western boundaries shall be retained and properly maintained, and if any hedgerow plant dies within five years from the completion of the development, it shall be replaced in the current/next planting season with others of similar size and species and thereafter be properly retained in accordance with this condition

Reason – In the interests of the visual amenities of the area, in the interests of biodiversity and to provide effective screening to the proposed development and to comply with Policy ESD 13 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

6. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy ENV12 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7. The development hereby permitted shall be carried out strictly in accordance with the Drainage Strategy -11238-HYD-XX-XX-TN-0100_2 dated 1st April 2021 and the following plans:

Dwg no: C11238-HYD-XX-XX-DR-C-0100 P2 Drainage Layout Sheet 1

Dwg no: C11238-HYD-XX-XX-DR-C-0101 P1 Drainage Layout Sheet 2

Dwg no: C11238-HYD-XX-XX-DR-C-0102 P1 Drainage Layout Sheet 3

Dwg no: C11238-HYD-XX-XX-DR-C-0105 P1 Catchment Plan

Dwg no: C11238-HYD-XX-XX-DR-C-0107 P1 Flood Extants Plan

Dwg no: C11238-HYD-XX-XX-DR-C-0109 P1 Drainage Maintenance Plan

Dwg no: C11238-HYD-XX-XX-DR-C-0150 P1 Drainage Standards Details Sheet 1

Dwg no: C11238-HYD-XX-XX-DR-C-0151 P1 Drainage Standards Details Sheet 2

Dwg no: C11238-HYD-XX-XX-DR-C-0152 P1 Drainage Standards Details Sheet 3

Dwg no: C11238-HYD-XX-XX-DR-C-0153 P1 Drainage Standards

Details Sheet 4

The approved Drainage Strategy shall be fully implemented prior to the service yard area coming into first operation and shall be managed and maintained thereafter in perpetuity in accordance with the agreed management and maintenance plan.

Reason - To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Pre-commencement conditions

8. No development shall take place, including any works of demolition until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall be appropriately titled (site and planning permission number) and as shall provide for at a minimum;
 - Routing of construction traffic and delivery vehicles including means of access into the site;
 - Details of and approval of any road closures needed during construction;
 - Details of and approval of any traffic management needed during construction;
 - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
 - Measures to control the emission of dust and dirt during construction;
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
 - The erection and maintenance of security hoarding / scaffolding if required;
 - A regime to inspect and maintain all signing, barriers etc;
 - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
 - Details of the loading and unloading of plant and materials and the use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;
 - Details of arrangements for site related vehicles (worker transport etc);
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;
 - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted;
 - Any temporary access arrangements;
 - Delivery, demolition and construction working hours;
 - Storage of plant and materials used in constructing the development;
 - A scheme for recycling/ disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety and to ensure that the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

9. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

10. Prior to the commencement of the building hereby approved above slab level, full details of Photovoltaic (PV) cells which shall be installed on at least 25% of the roof coverage of the whole building, shall be submitted to and approved in writing by the Local Planning Authority. The PV cells shall be installed in full working order prior to first occupation and shall thereafter be retained and maintained in accordance with the approved detail.

Reason – In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework

11. No development shall take place until a strategy has been submitted to and agreed in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided during the construction phase. Prior to the first occupation and prior to the occupation of any subsequent occupiers of the building, a further strategy shall be submitted to and approved in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided by the occupiers of the unit. The strategies above shall include details of the number of apprenticeships and training posts, over what period of time they will be employed, where the apprentices may be placed within the company and where apprentices will be taken from. The strategies shall be implemented in accordance with the approved details

Reason – In the interests of ensuring appropriate and adequate apprenticeships are made available in accordance with policy BSC7 of the Cherwell Local Plan 2011-2031, the Council's SPD on Developer Contributions (2018) and Government guidance within the National Planning Policy Framework

Pre-occupation conditions

12. Prior to the first occupation of Unit C, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

13. Prior to the first occupation of Unit C, covered cycle parking facilities shall be provided on the site (as shown in drawing ref: 4036-C03-010 P5 - Parking Layout). Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason – In the interests of promoting sustainable transport modes in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.

14. Prior to the first occupation of Unit C, a record of the approved SuDs and site wide drainage details shall be submitted to and approved in writing by the Local Planning Authority for deposit in the Lead Local Flood Authority Asset Register. The details shall include:
- As built plans (.pdf and .shp file format);
 - Photographs to document each key stage of the drainage system when installed on site;

Management company information must also be provided clearly identifying the name of the company and contact details.

Reason – In accordance with section 21 of the Flood and Water Management Act 2010.

15. Prior to the first occupation of the building hereby approved, and unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the external lighting shall be installed strictly in accordance with the details shown on drawing number CPW-181093-E-010 P2 Lighting Plan

Reason – To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2015, saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

16. Prior to the first occupation of the building hereby approved, the 12 number vehicle electricity charging points shall be provided for use in the positions shown and in accordance with the details shown on the approved plans; and ducting for a further 25 vehicle charging points and ducting for HGV charging points shall also be installed for future charging point provisions in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to first occupation.

Reason – In the interests of sustainability and to comply with Policies SLE4 and ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

Ongoing regulatory conditions to be complied with at all times

17. Following the occupation of Unit C, no goods, materials, fixed plant or machinery, other than that approved by this permission, shall be stored, repaired, operated or displayed in the open without the prior express planning consent of the Local Planning Authority.

Reason - In order to safeguard the visual amenities of the area in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

18. Cumulative noise output from any mechanical ventilation or fixed plant associated with the development shall be noise attenuated or mitigated so that it achieves the following levels at 1m from the nearest receptors (listed below):

a) Daytime (0.700-23.00)

i) Wretchwick Farm Cottages and Wretchwick Farm: 43dB LAeq

ii) Little Wretchwick Farm: 34dB LAeq

b) Nighttime (23.00-07.00)

i) Wretchwick Farm Cottages and Wretchwick farm: 31dB LAeq

ii) Little Wretchwick Farm: 28dB LAeq

Reason - To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

19. All existing topsoil that is disturbed by construction works shall not be removed from the site but shall be carefully removed and stored within

the curtilage of the site and thereafter re-used during the preparation of the site and implementation of the approved landscaping scheme.

Reason – To ensure the protection and conservation of the on-site top soil as a viable growing medium for the approved landscaping scheme and in the interests of the visual amenities of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

20. The development hereby permitted shall be used only for purposes falling within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order and for no other purpose(s) whatsoever.

Reason: In order to retain planning control over the use of the site and in view of the exceptional circumstances that justify approval in this case, and in the interests of highway safety and residential amenity, in accordance with Policies SLE1, SLE4, ESD1 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government Guidance in the NPPF.

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Symmetry Park, Morrell Way, Ambrosden - 1331

The Committee considered application 21/01331/F for 22,986sqm of logistics floor space within class B8 of the Town and Country Planning Use Classes Order 1987, including 1,399sqm ancillary Class E(g)(i) offices, comprising (i) Unit C1: 15,267sqm of Class B8 and 729sqm of ancillary Class E(g)(i) offices, (ii) Unit C2: 7,719sqm of Class B8 and 670sqm of ancillary Class E(g)(i) offices accessed from the existing Symmetry Park estate road; erection of security gatehouse (Unit C1 only), security fence, sprinkler tank and pump house; associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space (Units C1 and C2), 10m green corridor with 3m foot path and cycle link to wider Bicester 12, storm water drainage infrastructure and private sewage treatment plant at Symmetry Park, Morrell Way, Ambrosden for Tritax Symmetry (Bicester Reid) Limited.

Debbie Jones, agent for the application, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officer's report and presentation, the address of the public speaker and the written updates.

Resolved

- (1) That authority be delegated to the Assistant Director for Planning and Development to grant permission for application 21/01331/F subject to:

1. The completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991.
2. The following conditions (and any amendments to those conditions as deemed necessary):

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.

Compliance with 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:

Dwg no 4036-015 P21 Parameter Plan
Dwg no 4036-C06-001 P6 – Masterplan
Dwg no 4036-C06-002 P8 - Site Layout
Dwg no 4036-C06-006 P2 – Unit C1 GA Plans
Dwg no 4036-C06-008 P2 – Unit C2 GA Plans
Dwg no 4036-C06-017 P1 – Unit C1 GA Elevations
Dwg no 4036-C06-018 P1 – Unit C2 GA Elevations
Dwg no 4036-C06-007 P2 – Unit C1 GA Elevation/Section
Dwg no 4036-C06-009 P3 – Unit C2 GA Elevation/Section
Dwg no 4036-C06-010 P7 - Parking Layout
Dwg no 4036-C06-011 P6 - Fencing Layout
Dwg no 4036-C06-012 P3 – Unit C1 Roof Plan
Dwg no 4036-C06-013 P3 – Unit C2 Roof Plan
Dwg no 4036-C06-014 P6 - Parameters Line Overlay
Dwg no 4036-C06-015 P3 - Sprinkler Tank and Pump House Details
Dwg no 4036-C06-020 P1 - Site Sections
Dwg no 4036-C03-100 P2 - Location Plan
Dwg no 4036-C03-101 P4 - Application Red Line Plan

Dwg no CPW-181093-E-011 P2 Lighting Plan
Symmetry Park Bicester Unit C External Luminaire Schedule (version 2)

Dwg no: edp6569_d001-C-Detailed Landscape Design Unit C

Environmental Statement Volume 1 Main Text
Environmental Statement Volume 2 Appendices

- Transport Statement 11238-HYD-XX-XX-RP-TP-4001-P04_S3
- Technical Note Ecology edp6569_r001
- Technical Note Air Quality SPC-HYD-XX-ZZ-RP-Y-2004_P02
- Drainage Strategy Technical C-11238-HYD-XX-XX-TN-0100_2
- Noise Assessment- 11238-HYD-ZZ-XX-RP-Y-1002-P01
- Waste Management Single Unit 11283-HYD-XX-XX-RP-Y-5000
- Health Impacts Scoping
- Landscape Technical Note edp6569_r005-B

Environmental Statement Volume 3 Non- technical Summary

Drainage Strategy Technical C-11238-HYD-XX-XX-TN-0100_2
Dwg no C11238-HYD-XX-XX-DR-C-0110_P2_External Levels_1 Unit

Planning and Design and Access Statement

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.

3. The building hereby approved shall be constructed to at least BREEAM 'Very Good' standard.

Reason – To ensure sustainable construction and to reduce carbon emissions in accordance with Policies ESD1-5 of the Cherwell Local Plan and Government guidance within the National Planning Policy Framework.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the operation of the service yard, or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason – In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 , saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Except to allow for the provision of the footpath/cycle link into the

adjacent site along the western boundary (as shown on Drawing No. 4036-C06-002 P8) the existing hedgerows to the northern, southern and western boundaries shall be retained and properly maintained, and if any hedgerow plant dies within five years from the completion of the development, it shall be replaced in the current/next planting season with others of similar size and species and thereafter be properly retained in accordance with this condition

Reason – In the interests of the visual amenities of the area, in the interests of biodiversity and to provide effective screening to the proposed development and to comply with Policy ESD 13 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

6. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy ENV12 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7. The development hereby permitted shall be carried out strictly in accordance with the Drainage Strategy -11238-HYD-XX-XX-TN-0200_2 dated 1st April 2021 and the following plans:

Dwg no: C11238-HYD-XX-XX-DR-C-0200 P2 Drainage Layout Sheet 1
Dwg no: C11238-HYD-XX-XX-DR-C-0201 P1 Drainage Layout Sheet 2
Dwg no: C11238-HYD-XX-XX-DR-C-0202 P1 Drainage Layout Sheet 3
Dwg no: C11238-HYD-XX-XX-DR-C-0205 P1 Catchment Plan
Dwg no: C11238-HYD-XX-XX-DR-C-0207 P1 Flood Extants Plan
Dwg no: C11238-HYD-XX-XX-DR-C-0209 P1 Drainage Maintenance Plan
Dwg no: C11238-HYD-XX-XX-DR-C-0250 P1 Drainage Standards Details Sheet 1
Dwg no: C11238-HYD-XX-XX-DR-C-0251 P1 Drainage Standards Details Sheet 2
Dwg no: C11238-HYD-XX-XX-DR-C-0252 P1 Drainage Standards Details Sheet 3
Dwg no: C11238-HYD-XX-XX-DR-C-0253 P1 Drainage Standards Details Sheet 4

The approved Drainage Strategy shall be fully implemented prior to the

service yard area coming into first operation and shall be managed and maintained thereafter in perpetuity in accordance with the agreed management and maintenance plan.

Reason - To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Pre-commencement conditions

8. No development shall take place, including any works of demolition until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall be appropriately titled (site and planning permission number) and as shall provide for at a minimum;
- Routing of construction traffic and delivery vehicles including means of access into the site;
 - Details of and approval of any road closures needed during construction;
 - Details of and approval of any traffic management needed during construction;
 - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
 - Measures to control the emission of dust and dirt during construction;
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
 - The erection and maintenance of security hoarding / scaffolding if required;
 - A regime to inspect and maintain all signing, barriers etc;
 - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
 - Details of the loading and unloading of plant and materials and the use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;
 - Details of arrangements for site related vehicles (worker transport etc);
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;
 - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted;
 - Any temporary access arrangements;
 - Delivery, demolition and construction working hours;
 - Storage of plant and materials used in constructing the development;
 - A scheme for recycling/ disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety and to ensure that the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

9. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

10. Prior to the commencement of Unit C1 hereby approved above slab level, full details of Photovoltaic (PV) cells which shall be installed on at least 25% of the roof coverage of the whole building, shall be submitted to and approved in writing by the Local Planning Authority. The PV cells shall be installed in full working order prior to first occupation and shall thereafter be retained and maintained in accordance with the approved detail.

Reason – In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework

11. Prior to the commencement of Unit C2 hereby approved above slab level, full details of Photovoltaic (PV) cells which shall be installed on at least 25% of the roof coverage of the whole building, shall be submitted to and approved in writing by the Local Planning Authority. The PV cells shall be installed in full working order prior to first occupation and shall thereafter be retained and maintained in accordance with the approved detail.

Reason – In the interests of sustainable development, and to comply with Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework

12. No development shall take place until a strategy has been submitted to and agreed in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided during the construction phase of the development. Prior to

the first occupation and prior to the occupation of any subsequent occupiers of the building, a further strategy shall be submitted to and approved in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided by the occupiers of the unit. The strategies above shall include details of the number of apprenticeships and training posts, over what period of time they will be employed, where the apprentices may be placed within the company and where apprentices will be taken from. The strategies shall be implemented in accordance with the approved details

Reason – In the interests of ensuring appropriate and adequate apprenticeships are made available in accordance with policy BSC7 of the Cherwell Local Plan 2011-2031, the Council's SPD on Developer Contributions (2018) and Government guidance within the National Planning Policy Framework

Pre-occupation conditions

13. Prior to the first occupation of Unit C1, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

14. Prior to the first occupation of Unit C2, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework

15. Prior to the first occupation of Unit C1, covered cycle parking facilities shall be provided on the site (as shown in drawing ref: 4036-C06-010 P7 - Parking Layout). Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason – In the interests of promoting sustainable transport modes in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.

16. Prior to the first occupation of Unit C2, covered cycle parking facilities shall be provided on the site (as shown in drawing ref: 4036-C06-010 P7 - Parking Layout). Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason – In the interests of promoting sustainable transport modes in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.

17. Prior to the first occupation of the development, a record of the approved SuDs and site wide drainage details shall be submitted to and approved in writing by the Local Planning Authority for deposit in the Lead Local Flood Authority Asset Register. The details shall include:
- As built plans (.pdf and .shp file format);
 - Photographs to document each key stage of the drainage system when installed on site;

Management company information must also be provided clearly identifying the name of the company and contact details.

Reason – In accordance with section 21 of the Flood and Water Management Act 2010.

18. Prior to the first occupation of the development hereby approved, and unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the external lighting shall be installed strictly in accordance with the details shown on drawing number CPW-181093-E-010 P2 Lighting Plan

Reason – To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2015, saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

19. Prior to the first occupation of the Unit C1 hereby approved, the 8no. vehicle electricity charging points shall be provided for use in the positions shown and in accordance with the details shown on the approved plans; and ducting for a further 15 vehicle charging points and ducting for HGV charging points shall also be installed for future charging point provisions in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to first occupation.

Reason – In the interests of sustainability and to comply with Policies SLE4 and ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

20. Prior to the first occupation of the Unit C2 hereby approved, the 4no. vehicle electricity charging points shall be provided for use in the positions shown and in accordance with the details shown on the approved plans; and ducting for a further 10 vehicle charging points and ducting for HGV charging points shall also be installed for future charging point provisions in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to first occupation.

Reason – In the interests of sustainability and to comply with Policies SLE4 and ESD1-5 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

Ongoing regulatory conditions to be complied with at all times

21. Following the occupation of the development, no goods, materials, fixed plant or machinery, other than that approved by this permission, shall be stored, repaired, operated or displayed in the open without the prior express planning consent of the Local Planning Authority.

Reason - In order to safeguard the visual amenities of the area in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

22. Cumulative noise output from any mechanical ventilation or fixed plant associated with the development shall be noise attenuated or mitigated so that it achieves the following levels at 1m from the nearest receptors (listed below):

a) Daytime (0.700-23.00)

i) Wretchwick Farm Cottages and Wretchwick Farm: 43dB LAeq

ii) Little Wretchwick Farm: 34dB LAeq

b) Night-time (23.00-07.00)

i) Wretchwick Farm Cottages and Wretchwick farm: 31dB LAeq

ii) Little Wretchwick Farm: 28dB LAeq

Reason - To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

23. All existing topsoil that is disturbed by construction works shall not be removed from the site but shall be carefully removed and stored within the curtilage of the site and thereafter re-used during the preparation of the site and implementation of the approved landscaping scheme.

Reason – To ensure the protection and conservation of the on-site top soil as a viable growing medium for the approved landscaping scheme and in the interests of the visual amenities of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

24. The development hereby permitted shall be used only for purposes falling within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order and for no other purpose(s) whatsoever.

Reason: In order to retain planning control over the use of the site and in view of the exceptional circumstances that justify approval in this case, and in the interests of highway safety and residential amenity, in accordance with Policies SLE1, SLE4, ESD1 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government Guidance in the NPPF.

30 **Appeals Progress Report**

The Assistant Director - Planning and Development submitted a report which kept Members informed about planning appeal progress including the scheduling of public inquiries and hearings and decisions received.

Resolved

- (1) That the position on planning appeals contained within the report be noted.

The meeting ended at 6.45 pm

Chairman:

Date: