

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 15 February 2024 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Andrew Beere
Councillor Rebecca Biegel
Councillor John Broad
Councillor Phil Chapman
Councillor Becky Clarke MBE
Councillor Jean Conway
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lesley McLean
Councillor Julian Nedelcu
Councillor Les Sibley
Councillor Amanda Watkins
Councillor Barry Wood

Substitute Members:

Councillor Douglas Webb (In place of Councillor Lynn Pratt)

Apologies for absence:

Councillor Maurice Billington (Vice-Chairman)
Councillor Simon Holland
Councillor Lynn Pratt
Councillor Nigel Simpson

Also Present:

Councillor Andrew McHugh (speaking as Ward Member on agenda item 10)

Officers:

Paul Seckington, Head of Development Management
Paul Ihringer, Team Leader - South Area General Developments
Imogen Hopkin, Senior Planning Officer
Lewis Knox, Senior Planning Officer
Karen Jordan, Deputy Principal Solicitor
Emma Faulkner, Principal Officer - Scrutiny and Democratic Lead

Matt Swinford, Democratic and Elections Officer

101 **Declarations of Interest**

9. Land Adjacent To 20 Almond Road, Bicester.

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

11. Cherwell District Council, Lock 29, Castle Quay, Banbury, OX16 5UN.

Councillor Andrew Beere, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Wood, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Phil Chapman, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Rebecca Biegel, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

102 **Requests to Address the Meeting**

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

103 **Minutes**

The Minutes of the meeting held on 11 January 2024 were agreed as a correct record and signed by the Chairman.

104 **Chairman's Announcements**

The Chairman made the following announcement:

1. Advised members of the public attending the meeting that only registered speakers may address the Committee and requested that they did not cause a disturbance.

105 **Urgent Business**

There were no items of urgent business.

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

The Committee considered a proposed site visit to Laurels Farm, Dark Lane, Wroxton, for application 23/00130/F, an application for the demolition of 3no existing barns followed by the erection of 9no new dwellings; conversion and alterations to existing barn to form 1no dwelling; formation of new primary access from Newington Road, parking, landscaping and other associated works.

It was proposed by Councillor Webb and seconded by Councillor Reynolds that a site visit take place before application 23/00130/F is considered by the Committee.

The Committee considered a proposed site visit to Grange Farm, Chapel Lane, Balscote for application 23/00129/F, an application for the erection of agricultural buildings, hardstanding and other associated works.

It was proposed by Councillor Webb and seconded by Councillor Reynolds that a site visit take place before application 23/00129/F is considered by the Committee.

Resolved

- (1) That a site visit for applications 23/00130/F and 23/00129/F be agreed in line with the officer recommendation.

107

Land To Rear Of Wheelwright Cottage, Main Street, North Newington

The Committee considered application 23/02071/F for erection of a new build dwelling at Land To Rear Of Wheelwright Cottage Main Street, North Newington for Mr Kambiz Khabiri.

It was proposed by Councillor Reynolds and seconded by Councillor Webb that consideration of application 21/01630/OUT be deferred for one planning cycle to allow for site visit before the application is considered by the Committee.

Resolved

That the consideration of application 23/02071/F be deferred for one planning cycle to allow a site visit by the Committee.

108

Land Adjacent To 20 Almond Road, Bicester

The Committee considered application 23/03109/F, for the Subdivision of land at 20 Almond Road to form site for 2 no. new detached dwellings with associated parking and gardens at Land Adj. To 20 Almond Road, Bicester for Mr John Prpa.

Andrew Greening, local resident, addressed the Committee in objection to the application.

In reaching its decision the Committee considered the officers' report, presentation, addresses from the public speaker and the written updates.

Contrary to the officers' recommendation, it was proposed by Councillor Sibley and seconded by Councillor Broad that that application 23/03109/F be refused, for the reason that the dwellings, by virtue of their height, massing, and scale, would result in an incongruous addition to the street scene causing significant harm to the visual amenities of the area and contrary to policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Resolved

That against the officer's recommendation, application 23/03109/F be refused for the following reason:

1. The dwellings, by virtue of their height, massing, and scale, would result in an incongruous addition to the street scene causing significant harm to the visual amenities of the area. The proposed development therefore fails to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

109

Poultry House, Rickfield Farm, Station Road, Milcombe, OX15 4RS

The Committee considered application 23/03290/F, for change of use of existing poultry shed to container storage (Use Class B8) including associated landscaping at Poultry House, Rickfield Farm, Station Road, Milcombe, OX15 4RS for Mr Geoffrey Taylor.

Councillor McHugh, who called-in the application, addressed the Committee.

Caroline Mills, local resident, addressed the Committee in objection to the application.

Duncan Chadwick, agent for applicant, and Jenny Taylor, the applicant's daughter, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officers' report, presentation, addresses from the public speakers and the written updates.

Contrary to the officers' recommendation, it was proposed by Councillor Webb and seconded by Councillor Nedelcu that that application, 23/03290/F, be approved subject to conditions which were to be agreed and delegated to the Assistant Director Planning and Development.

Resolved

That application 23/03290/F be approved, contrary to officer's recommendation, subject to the following conditions:

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.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and the following plans and documents:
 - TAY001/003 Rev A – Site Location Plan
 - TAY001/004 Rev A – Site Plan
 - TAY001/005 Rev A – Container Layout Plan
 - TAY001/006 Rev A – Landscaping Plan
 - Planning, Design and Access Statement
 - Protected Species Survey by Philip Irving, dated August 2023

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 site shall not be used other than for the purpose of a self-storage facility and for no other purpose whatsoever, including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification, and there shall be no more than 56 containers on the site at any one time.

Reason - In order to safeguard the character and appearance of the area and the amenities of the occupants of nearby residential dwellings, and in the interests of sustainable development, in accordance with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. No storage containers hereby approved shall be sited outside of the Poultry Barn building as identified on the drawings listed in Condition 2 of this planning permission, and no open storage of plant, materials, products, goods for sale or hire or waste shall take place on any part of the application site.

Reason - To safeguard the character and appearance of the area 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. No external lighting shall be installed at the site unless and until full details of that external lighting have first been submitted to and approved in writing by the Local Planning Authority. Those details must include the design, position, orientation of the lighting and must demonstrate the extent of and mitigation for any light spillage. The lighting shall be at a low level, consisting of LED light sources and must be fitted with directional accessories to avoid light spillage. The lighting shall not be installed other than in full accordance with the approved details prior to the first use of the development hereby approved and shall be retained and maintained as such at all times thereafter.

Reason - In order to safeguard the character and appearance of the area and in the interests of highway safety and to ensure that the development does not cause harm to any protected species or their habitats and to comply with Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

110

Cherwell District Council, Lock 29, Castle Quay, Banbury, OX16 5UN

The Committee considered application 23/03103/CDC, for the insertion of two new window openings at Cherwell District Council, Lock 29, Castle Quay, Banbury, OX16 5UN, for Cherwell District Council.

In reaching its decision the Committee considered the officers' report, presentation, and the written updates.

Resolved

That, in line with the officer's recommendation, application 23/03103/CDC be delegated to the Assistant Director for Planning and Development to approve subject to:

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.

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:

Drawing Nos. 7165-GBS-XX-XX-DR-A-100-P01;
7165-GBS-XX-XX-DR-A-101-P01; and
7165-GBS-XX-XX-DR-A-103-P01.

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.

111 **Appeals Progress Report**

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

Resolved

- (1) That the position statement be accepted.

The meeting ended at 6.02 pm

Chairman:

Date: