

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 4 December 2025 at 4.00 pm

#### **Present:**

Councillor Barry Wood (Chair)  
Councillor Amanda Watkins (Vice-Chair)  
Councillor Chris Brant  
Councillor John Broad  
Councillor Jean Conway  
Councillor Ian Harwood  
Councillor David Hingley  
Councillor Lesley McLean  
Councillor Robert Parkinson  
Councillor Chris Pruden  
Councillor David Rogers  
Councillor Les Sibley  
Councillor Dr Kerrie Thornhill  
Councillor Douglas Webb

#### **Substitute Members:**

Councillor Nigel Simpson (In place of Councillor Phil Chapman)  
Councillor Andrew Crichton (In place of Councillor Becky Clarke MBE)

#### **Apologies for absence:**

Councillor Phil Chapman  
Councillor Becky Clarke MBE  
Councillor Dr Isabel Creed  
Councillor Fiona Mawson

#### **Officers:**

Ian Boll, Executive Director Place & Regeneration  
Paul Seckington, Head of Development Management  
Nat Stock, Team Leader - North Area General Developments  
Nicola Wheatcroft, Principal Planning Officer  
Rob Duckworth, Principal Planning Officer  
Daisy Kay-Taylor, Planning Officer  
Denzil Turbervill, Head of Legal Services  
Matt Swinford, Democratic and Elections Officer  
Martyn Surfleet, Democratic and Elections Officer

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## **Declarations of Interest**

### **8. Land West Of Sibford Road And Quarry House Sibford Road Hook Norton.**

Councillor Amanda Watkins, Other Registerable Interest, as a local resident and would leave the meeting for the duration of the item.

### **10. Hanwell Fields Community Centre Rotary Way Banbury OX16 1ER.**

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

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

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

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

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

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

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

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## **Requests to Address the Meeting**

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

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## **Minutes**

The Minutes of the meeting held on 6 November 2025 were agreed as a correct record and signed by the Chair.

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## **Chair's Announcements**

1. The Chair reminded members of the public that only registered speakers were entitled to speak at the committee meeting at the time instructed by the Chair and members of the public should remain quiet during the meeting and not cause disturbance.

2. The Chair reminded Members that interests should be declared at item 2 of the agenda, however if Members realised that they had not declared an interest before an agenda item started, they should declare their interest at the start of the item. All applications should be considered with an open mind, and decisions should be based on what was before the Committee.

75 **Urgent Business**

There were no items of urgent business.

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

There were no proposed pre-committee site visits.

In response to a question from the Committee, the Head of Development Management confirmed that site visits would be arranged around the time that an application would be heard at a Planning committee meeting. It was not possible for officers to comment on the contents of a meeting agenda in advance of publication as they could be subject to change.

77 **Land West Of Sibford Road And Quarry House Sibford Road Hook Norton**

The Committee considered application 25/00591/OUT, an outline planning application (with all matters reserved apart from access) for a development comprising up to 50 dwellings (use class c3) and associated infrastructure including but not limited to sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes and upgrades to the public highway at land west of Sibford Road and Quarry House Sibford Road, Hook Norton for Ashberry Strategic Land and Christopher Gasson.

Liz Sparrow, on behalf of Hook Norton Parish Council, addressed the Committee in opposition of the application

Ben Ward, agent on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Rogers and seconded by Councillor Harwood that application 25/00591/OUT be refused against officer recommendation, as the application would cause undue visual harm to the local area, and was contrary to policies ESD10, ESD13, ESD15 of the Local Plan.

The proposal was debated and on being put to the vote the motion was lost and therefore fell.

It was subsequently proposed by Councillor Conway and seconded by Councillor Sibley that application 25/00591/OUT be approved, in line with the officer recommendation.

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

### **Resolved**

That, in line with the officer's recommendation, that permission be granted for application 25/00591/OUT subject to conditions set out below (and any amendments to those conditions as deemed necessary).

- i. Naturespace have issued the district licencing certificate;
- ii. The conditions set out at section 11 of the report, and the Conditions suggested by naturespace (and any amendments to Those conditions as deemed necessary); and
- iii. 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, to secure the details set Out at section 11 of the report (and any amendments as deemed Necessary):
  - a) Provision of 35% affordable housing on site
  - b) Payment of a financial contribution of £2,017.03 per dwelling towards off outdoor sports and recreation provision in the locality (index linked)
  - c) Payment of a financial contribution of £2,017.03 towards off indoor sports and recreation provision in the locality of per dwelling (index linked)
  - d) Payment of a public art contribution of £250 per dwelling towards public art in vicinity (index linked)
  - e) Payment of a financial contribution towards public transport provision of £1,364 per dwelling (index linked)
  - f) Payment of £3,840 towards Traffic Regulation Order (index linked)
  - g) Payment of £25,000 public transport contribution (index linked)
  - h) Payment of £944.30 per dwelling towards educational infrastructure (special school provision) (index linked)
  - i) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £101.88 per dwelling (index linked)
  - j) Payment of a financial contribution towards primary health care provision serving of £906.18 per dwelling (index linked)
  - k) On-site provision of an equipped Local Area of Play and payment of a financial contribution to be confirmed (index linked) towards maintenance or other management provisions thereof.
  - l) Payment of a financial contribution towards the maintenance of on-site Open Space (index linked)

- m) Provision of a Habitat Management and Monitoring Plan (including funding) to secure long-term biodiversity net gain
- n) Payment of the Council's monitoring costs to be confirmed.

### CONDITIONS

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission and the development hereby permitted shall be begun either before the expiration of two years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

2. Details of the layout, scale, appearance and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the application form and the following plans and documents: 7243 100 - A, 7243 107 - E, 7243 108 - A, DWG-03 Rev B

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.

4. No development shall commence on a phase identified within an approved phasing plan until full details of the [layout, scale, appearance, access and landscaping] (hereafter referred to as the reserved matters') of the development proposed to take place within that approved phase have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in strict accordance with the approved phasing plan.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

5. No development shall commence 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 means of access shall be constructed in strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.

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.

6. No development shall commence, including any works of demolition until a Construction Environment and Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement shall provide for at a minimum:
  - The parking of vehicles of site operatives and visitors;
  - Loading and unloading of plant and materials;
  - Storage of plant and materials used in constructing the development;
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
  - Measures to control the emission of dust and dirt during construction;
  - Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure the environment is protected during construction in accordance with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

7. Prior to the first occupation of the development hereby approved, a Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

8. Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - Full drainage calculations for all events up to and including the 1 in 100 year plus
  - 40% climate change;
  - A Flood Exceedance Conveyance Plan;
  - Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
  - Detailed design drainage layout drawings of the SuDS proposals including cross section details;
  - Detailed maintenance management plan in accordance with Section 32 of CIRIA
  - C753 including maintenance schedules for each drainage element, and;
  - Details of how water quality will be managed during construction and post development in perpetuity;
  - Confirmation of any outfall details.

Reason: Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

9. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
  - (a) As built plans in both .pdf and .shp file format;
  - (b) Photographs to document each key stage of the drainage system when installed on site;
  - (c) Photographs to document the completed installation of the drainage structures on site;
  - (d) The name and contact details of any appointed management company information.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

10. If a potential risk from contamination is identified as a result of the work carried out under condition 1, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation

in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the local planning authority. No development shall take place unless the local planning authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

11. If contamination is found by undertaking the work carried out under condition 10, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

12. If remedial works have been identified in condition 10, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 10. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.



13. No development shall commence (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include as a minimum:
- Risk assessment and mitigation of potentially damaging construction activities
  - Identification of 'Biodiversity Protection Zones'
  - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
  - The location and timing of sensitive works to avoid harm to biodiversity features
  - The times during construction when specialist ecologists need to be present on site to oversee works
  - Responsible persons and lines of communication
  - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
  - Use of protective fences, exclusion barriers and warning signs
  - The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
- Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

14. Prior to first occupation of the development hereby approved a Biodiversity Enhancement Plan shall be submitted and approved by the Local Planning Authority, the Plan shall include species specific enhancements, including at least one bat or bird box per dwelling, native planting, bee bricks in all dwellings, log piles and hedgehog passes. The development shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

### INFORMATIVES

1. Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council. This is separate from any planning permission that may be informative granted.

2. The reserved matters submission shall include a lighting strategy for bats in line with Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) guidance.

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### **Shaws Farm, Station Road, Blackthorn, Bicester, OX25 1TP**

The Committee considered application 24/01237/F for the demolition of existing commercial buildings (brownfield site) and residential redevelopment of ten dwellings, associated means of access, car parking, public open space and landscaping, at Shaws Farm, Station Road, Blackthorn, Bicester, OX25 1TP for Fieldview (Blackthorn) Limited.

It was proposed by Councillor Watkins and seconded by Councillor Dr Thornhill that application 24/01237/F be approved, in line with the officer recommendation.

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

### **Resolved**

That, in line with the officer's recommendation, permission be granted for application 24/01237/F subject to:

- i. The conditions set out below (and any amendments to those conditions as deemed necessary) and
- ii. 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, to secure the following (and any amendments as deemed necessary):
  1. Affordable Housing  
Total: 3 units (all 2-bed 4-person houses):  
2 x Social Rent  
1 x Shared Ownership
  2. Community Hall Contribution (CDC)
  3. Outdoor Sport Contribution (CDC)
  4. Indoor Sport Contribution (CDC)
  5. Secondary Education (OCC) – UPDATED
  6. Public Transport Service (OCC)
  7. Public Transport Infrastructure (OCC)
  8. Public Rights of Way (OCC)
  9. Household Waste Recycling (OCC)
  10. Monitoring Fees & Legal Costs
  11. CDC and OCC monitoring fees plus OCC legal fees payable by Developer.
  12. Indexation All contributions indexed as specified in consultee responses.
  13. Triggers Contributions payable on occupation thresholds as set out by CDC/OCC.

## CONDITIONS

### 1. Time Limit

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. Approved Plans

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the application form and the following plans and documents:

#### Site context / layout

- 24 - P0256 - CP100 (Site Context Plan)
- 24 - P0256 - 100j (Proposed Site Plan Drawing)
- 24 - P0256 - C100c (Colour Site Plan Drawing)

#### House type plans and elevations

- 24 - P0256 - 110 (Plots 1 & 2 – Plans & Elevations)
- 24 - P0256 - 111 (Plots 3 & 4 – Plans & Elevations)
- 24 - P0256 - 112 (Plot 5 – Plans & Elevations)
- 24 - P0256 - 113 (Plots 6 & 7 – Plans & Elevations)
- 24 - P0256 - 114 (Plot 8 – Plans & Elevations)
- 24 - P0256 - 115 (Plot 9 – Plans & Elevations)
- 24 - P0256 - 116 (Plots 10 & 11 – Plans & Elevations)
- 24 - P0256 - 117 (Plots 12, 13 & 14 – Plans & Elevations)
- 24 - P0256 - 118 (Plot 15 – Plans & Elevations)
- 24 - P0256 - 119a (Plot 16 – Plans & Elevations)
- 24 - P0256 - 120 (Plot 17 – Plans & Elevations)
- 24 - P0256 - 121 (Plot 18 – Plans & Elevations)
- 24 - P0256 - 123a (Proposed Railings)

#### Highways / access

- ITB19042-GA-001 H (Site Access Arrangement)

#### Landscape

- LAS 747 11A Landscape Proposals
- LAS 747 B Arboricultural Impact Assessment Jan 25

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. Materials

No development shall commence above slab level until a schedule of materials and finishes to be used in the external walls and roofs of the dwellings and garages has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area in accordance 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.

#### 4. Boundary Enclosures

No development shall commence above slab level until full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the local planning authority and such means of enclosure shall be erected prior to the first occupation of any dwelling and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

#### 5. Landscaping Scheme

The development shall be carried out in strict accordance with the approved landscaping scheme LAS 747 11A Landscape Proposals and LAS 747 B Arboricultural Impact Assessment Jan 25 and the hard landscape elements shall be carried out prior to the first occupation or use of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out 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, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or 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 next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity 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.

## 6. Tree Protection

No development shall commence until the existing trees on the periphery of the site have been protected in accordance with the contained within the LAS 747 B Arboricultural Impact Assessment Jan 25. The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until the development is completed. Nothing shall be stored or placed within the areas protected by the barriers.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity 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 Part 1 and government guidance contained within the National Planning Policy Framework.

## 7. External Lighting

Prior to the first use of the development hereby approved details of the external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

Reason: In the interests of visual amenity and highway safety, to protect the amenities of nearby residents, To ensure that the development does not cause harm to any protected species or their habitats, and to comply with Policies ESD10 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.

## 8. Construction Environmental Management Plan

No development (including any demolition or site clearance) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- details of construction traffic routes, access arrangements, parking and turning for site operatives and visitors;
- measures to control the emission of dust, dirt, noise and vibration during construction;
- measures to prevent mud and debris being deposited on the public highway;
- details of the location of site compounds and storage of materials;

- hours of construction and delivery; and
- measures to protect retained trees, hedgerows and habitats during construction.

The development shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenities of neighbouring residents, highway safety and the protection of the environment during construction, in accordance with Policy ESD15 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

#### 9. Land Contamination – Remediation

No development (other than demolition to ground level) shall take place until a detailed remediation strategy, informed by the submitted land contamination investigations, has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include details of all remedial works and long-term monitoring and maintenance measures. The approved remediation strategy shall be implemented in full prior to the first occupation of any dwelling on the site.

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 saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

#### 10. Land Contamination – Verification and Unexpected Contamination

Following completion of the remediation works approved under condition 9, and prior to the first occupation of any dwelling, a verification report that demonstrates the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, contamination not previously identified is found to be present at the site, no further development shall be carried out until a remediation strategy for dealing with this contamination has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved remediation strategy.

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 saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

## 11. Surface Water, Drainage and SUDS

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- detailed design drawings and calculations for all SuDS components;
- details of attenuation storage and discharge rates;
- exceedance flow routing;
- evidence of agreement for any outfalls to third-party systems; and
- a timetable for implementation.

The approved drainage scheme shall be implemented in full prior to first occupation of the development and shall be retained and maintained thereafter in accordance with condition 12.

Reason: To ensure that the development is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

## 12. SUDS Maintenance and Management

No development shall take place until a SuDS Maintenance and Management Plan for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The plan shall identify the responsible organisation(s) for the SuDS components and set out arrangements for their adoption, maintenance and monitoring. The SuDS shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

## 13. SUDS As-built Record

Prior to the first occupation of the development, an "as built" record of the SuDS, including plans and photographs, shall be submitted to and approved in writing by the Local Planning Authority for deposit on the Lead Local Flood Authority's asset register.

Reason: To assist in maintaining a record of drainage assets and to ensure the system has been implemented as approved, in accordance with Policies ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and

government guidance contained within the National Planning Policy Framework.

14. Foul Drainage

No development shall commence until a scheme for on-site foul water drainage works, including connection point and discharge rate, has been submitted to and approved in writing by the Local planning authority. The foul drainage works relating to that Phase must be completed prior to the first occupation of any Phase and shall be maintained as such thereafter.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with government guidance contained within the National Planning Policy Framework.

15. Water Usage

No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day and shall continue to accord with such a limit thereafter.

Reason - In the interests of sustainability in accordance with the requirements of Policy ESD3 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

16. Archaeology – Written Scheme of Investigation

Prior to any demolition (other than to ground level) and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2024).

17. Archaeology - Implementation

Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition other than to ground level on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.



Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2024).

18. Habitat Management and Monitoring Plan (HMMP) for Biodiversity

No development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:

- a non-technical summary
- the roles and responsibilities of the people or organisation(s) delivering the HMMP
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
- the monitoring methodology and frequency in respect of the created or enhanced habitat

Notice in writing shall be given to the local planning authority when the:

- HMMP has been implemented
- habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

19. Landscape and Ecological Management Plan (LEMP)

Prior to first occupation of the development hereby approved a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in full accordance with the approved LEMP including any/all timescales set out therein.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local

Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

## 20. Ecological Enhancement Features

Prior to the first occupation of the development, the scheme for the provision of ecological enhancement features within the site, including (but not limited to) integrated bat and bird boxes (such as swift or universal bird bricks), hedgehog connectivity measures and wildlife-friendly planting, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the dwelling(s) they serve and shall thereafter be retained.

Reason: To enhance biodiversity and deliver ecological enhancements as part of the development, in accordance with Policy ESD10 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

## 21. Site Access and Visibility

No dwelling shall be occupied until the vehicular access from Station Road and associated visibility splays have been constructed, surfaced and laid out in accordance with details that have first been submitted to and approved in writing by the local planning authority. The visibility splays shall thereafter be kept free of obstruction above a height of 0.6 metres.

Reason: In the interests of highway safety and to ensure safe and suitable access to the site, in accordance with Policy SLE4 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

## 22. Estate Roads, Footways, Parking and Turning

No dwelling shall be occupied until the streets, footways, parking and turning areas serving that dwelling have been constructed, surfaced and drained in accordance with details that have first been submitted to and approved in writing by the local planning authority. Thereafter, the streets, footways, parking and turning areas shall be retained for the purposes specified.

Reason: To ensure a safe and suitable layout for all users, to ensure that adequate off-street parking and turning is provided and retained, and in the interests of highway safety, in accordance with Policy SLE4 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

## 23. Public Rights of Way

No development shall take place until a scheme for the protection and, where necessary, improvement of the public rights of way adjacent to the site, including a timetable for implementation, has been submitted to and approved in writing by the local planning authority. The scheme shall include details of

any temporary diversions during construction and permanent surfacing and boundary treatments. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To safeguard and enhance the public rights of way network and to promote sustainable modes of travel, in accordance with Policies SLE4 and ESD17 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

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### **Hanwell Fields Community Centre Rotary Way Banbury OX16 1ER**

The Committee considered application 25/02594/CDC for the installation of two external heat pump condensers in rear yard and ventilation grilles to front and side elevations, at Hanwell Fields Community Centre Rotary Way Banbury OX16 1ER for Cherwell District Council.

It was proposed by Councillor Wood and seconded by Councillor Webb that application 25/02594/CDC be approved, in line with the officer recommendation.

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

### **Resolved**

That, in line with the officer's recommendation, permission be granted for application 25/02594/CDC subject to the conditions set out below (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 form and following approved plans and documents: the drawings numbered 06425-111 (Site Location Plan at a scale of 1:1250), 06425-112 (Block Plan), 06425-115, and 06425-116, and the submitted planning 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.

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### **Appeals Progress Report**

The Assistant Director Planning 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 6.40 pm

Chair:

Date: