

**Case Officer:** Samantha Taylor

**Applicant:** Ian Wallace

**Proposal:** Discharge of Condition 9 (Car Park Payment Strategy) for Block B of application 17/00284/REM

**Ward:** Banbury Cross and Neithrop

**Councillors:** Councillor Banfield, Councillor Dhesi and Councillor Perry

**Reason for Referral:** Application affects Council's own land and the Council is the applicant

**Expiry Date:** 17 February 2021

**Committee Date:** 11 March 2021

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## **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

### **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site is relates to multi-storey car park within Block B of the Castle Quay 2 development which is currently under construction.
- 1.2. The approved development includes the provision of a retail food store, hotel, cinema, restaurants and cafes along with necessary access, landscaping, infrastructure car parking and other associated works.

### **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Condition 9 (Car Park Payment Strategy) – this condition states:  
*'Prior to the first use of the car parks associated with this development a car parking payment strategy shall be submitted to and approved by the Local Planning Authority and thereafter brought into use and maintained unless first agreed by the LPA'.*
- 2.2. The application submitted is supported by details of the types of payment machine as well as layout plans of the car park showing the placement of the payment machines and barriers.

### **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

17/00284/REM – Reserved Matters Application to 16/02366/OUT across the whole development site is sought. Application for approval of reserved matters for scale, layout, appearance and landscaping. Approved

16/02366/OUT - Removal/ Variation of conditions 4 (list of approved drawings) and 9 (enhancement of River Cherwell) to 13/01601/OUT - Condition 4 to be varied to reflect alterations in the access and servicing strategy for Block C, with variations to

maximum deviations in block and Condition 9 to be removed as no longer justified.  
Approved

13/01601/OUT - Outline planning permission for the redevelopment of land adjacent to the Oxford Canal comprising; the demolition of the Castle Quay Shopping Centre northern car park and the General Foods Sports and Social Club; change of use of part of the ground floor of the Castle Quay Shopping Centre southern car park and associated works; the erection of a retail foodstore (Use Class A1), hotel (Use Class C3), cinema (Use Class D2), restaurants and cafes (Use Class A3 and A4) and altered vehicular and pedestrian accesses, landscaping, construction of infrastructure, car parking and associated works, including glazed canopy over the Oxford Canal and the construction of pedestrian/cycle bridges over the Oxford Canal and River Cherwell. Details of new vehicular access off Cherwell Drive and alterations to Spiceball Park Road. Approved.

#### **4. RESPONSE TO PUBLICITY**

4.1. This application has been publicised by way of a site notice displayed near the site to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **5 February 2021**, although comments received after this date and before finalising this report have also been taken into account.

4.2. One objection has been raised by a third party and is summarised as follows:

- Unclear what method of payment the machines will take
- Desire for cash to be a method of payment
- Concern with charging for parking due to problems with the retail sector currently

4.3. The comments received can be viewed in full on the Council's website, via the online Planning Portal.

#### **5. RESPONSE TO CONSULTATION**

5.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

##### CONSULTEES

5.2. CDC Landscape and Parking Team – No response received.

#### **6. APPRAISAL**

6.1. Condition 9 of approved application 17/00284/REM requires an acceptable car parking payment strategy. This application relates to the multi-storey car park at Block B of the Castle Quay 2 development.

6.2. The information submitted includes a Skidata Car Parking System document. Within this document the drawings submitted include a layout plan of each level of the car parking, the location of the payment machine, access barriers and the type of payment machine. In addition, brochure details of the types of machine and access barriers are provided in the document. This confirms what type of payment the machine would take.

6.3. Within the multi-storey car park, two types of machine are proposed, one which accepts both cash and card payments (skiosk Smart Parking) and the other which is cashless (skiosk Lite Parking). In total, 8 payment machines are proposed within the multi-storey car park, 5 being mixed payment Smart machines and 3 being cashless Lite machines. The machines are located in close proximity to pedestrian access points such as near the lifts or stairs. The proposed details are considered to be appropriate providing a suitable parking payment strategy.

## **7. RECOMMENDATION**

7.1. That Planning Condition 9 of 17/00284/REM be partially discharged in respect of Block B (only) based upon the following:

Condition 9 – Car Parking Payment Strategy  
Skidata Car Parking System Tech Sub Proposal, dated 23.10.20

**Note:**

This approval represents a partial discharge of Condition 9 of 17/00284/REM (as it relates to Block B only). You are advised that prior to the first use of any other car parks associated with this development, a car parking payment strategy shall be submitted to and approved by the Local Planning Authority.

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