

Case Officer: Rebekah Morgan

Applicant: Cherwell District Council

Proposal: Demolition of existing Bicester East Community Centre and construction of new community hall, 6no. dwelling and car parking. Removal of Public Telephone Kiosk and repositioning of footpath.”

Ward: Bicester East

Councillors: Cllr Dallimore, Cllr Ford, and Cllr Mould

Reason for Referral: Application affects the Council’s own land, and the Council is the applicant.

Expiry Date: 14 February 2023

Committee Date: 9 February 2023

SUMMARY OF RECOMMENDATION: GRANT PERMISSION, SUBJECT TO CONDITIONS

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is application site is located in a residential area of Bicester to the northeast of Bicester Town Centre. The site comprises of the existing Bicester East Community Centre and some additional land which is currently used for car parking and community/recreational use. There is a public telephone box located on the front of the site immediately adjacent to the footpath.
- 1.2. The existing community centre building is a modular building with shallow felt roof. The walls are finished in predominantly grey render with single glazed windows. The building was designed to be a temporary structure and was constructed in 2007/2008.

2. CONSTRAINTS

- 2.1. The application site is within located within a built up, residential area. The associated land is for community/recreational uses. There are trees within and in close proximity to the application site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The application seeks consent for the demolition of the existing community centre building, removal of the public telephone box and replacement with a new building (located on the north side of the site) and 6 dwellings (located on the west side of the site), with associated car parking.
- 3.2. *Community Centre:* The proposed community centre building would measure approximately 19m x 13.5m with a maximum height of approximately 6.8m. The building would contain a large community hall, storage, kitchen, meeting room and toilet facilities. The proposal includes a covered patio/veranda as an integral part of the design. The building is single storey but has a sloping, mono-pitch roof to the community hall to facilitate indoor sports. The building would be finished in brick with some render detailing.

- 3.3. *Dwellings*: The proposal includes 6 dwellings arranged in three pairs. The dwellings are proposed to be two storeys with the plans showing four 3-bedroom dwellings and two 2-bedroom dwellings. Each pair of dwellings has a footprint of approximately 11.2m x 9.3m with a height of 8.4m. Each dwelling has 90 m² of floor space. The dwellings are arranged with gardens to the rear and parking to the front.
- 3.4. The reconfiguration of the existing car park will also result in the provision of two additional parking spaces for the adjacent nursery.

4. RELEVANT PLANNING HISTORY

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

01/00551/CDC - Temporary siting of Portakabin for Community Use. APPROVED

02/01966/F - Erection of 1 no. portacabin. APPROVED

04/01887/F - Temporary planning consent for the erection of 1 no. portacabin. APPROVED

05/01453/F - Removal of existing portacabin and erection or replacement community centre. APPROVED

5. PRE-APPLICATION DISCUSSIONS

- 5.1. The following pre-application discussions have taken place with regard to this proposal:

18/00281/PREAPP: Either: A) a replacement community hall of around 2,500 sq. ft plus six semidetached dwellings, broadly mirroring the dwellings opposite in terms of scale, layout, and footprint. Or: B) A replacement hall of around 4,500 sq. ft on ground floor and segregated parking and amenity areas.

- 5.2. The pre-application report concluded:

'The principle of development is considered to be acceptable and would potentially result in a significant enhancement both visually and in the provision of community facilities for the local area. The site is not considered to be particularly sensitive and therefore there is some flexibility in the final design, but we would encourage attention to be given to designing a building that improves on the existing and is of some architectural interest in terms of design and the materials used.

I have concerns at this stage with Option B, in particular the likely scale of the building and its impact on the site and surrounding area.

The number of parking spaces required for each option does not appear to be achievable at this stage, and thus the scheme may need to be amended to account for this.'

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent 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 01 February 2023.
- 6.2. 14 representations have been received: 5 objecting, 2 supporting and 7 comments. The comments raised by third parties are summarised as follows:

- Existing issues with parking when large community events occur
- Insufficient parking proposed for the community centre and the nursery
- Impact on highway safety
- The enhanced facilities will be a benefit for Bicester
- New houses will help with housing shortage
- The improved facilities should be paid for from the community's budget and not by selling off land for housing
- Schedule of works suggest existing facility will need to be closed and houses built/sold before work can commence on the new facility. Overall, it will create months of disruption from construction
- The new centre should be located on the site of the existing one
- The proposal will enclose the playing fields/play area and reduce the natural surveillance of the area, impacting on safety
- The application has not considered 'secure by design' as required by Policy ESD15 of the CLP 2015

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

7. RESPONSE TO CONSULTATION

7.1. 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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

7.2. BICESTER TOWN COUNCIL: Welcome the new facility but echoed the concerns residents have with the future parking system.

CONSULTEES

7.3. OCC HIGHWAYS: No objections subject to standard conditions in respect of electric vehicle charging and cycle parking provision.

Further comments following re-consultation state: 'The D&A statement states that all dwellings will be fitted with their own cycle parking facilities, but this has not been shown on the most recent edition of the Site Plan. I also note that the E/V charging infrastructure has not been included in either document.'

7.4. CDC RECREATION TEAM: No comments

7.5. CDC ENVIRONMENTAL PROTECTION OFFICER: Made the following comments:

- Noise: No comments
- Contaminated land: No comments
- Air quality: No comments
- Odour: No comments
- Light: No comments

- 7.6. CDC ARBORICULTURAL OFFICER: **No objections**, subject to conditions requiring tree re-planting and the submission of an arboricultural method statement.
- 7.7. THAMES VALLEY POLICE DESIGN ADVISOR: **objection**, I acknowledge the additional information provided within the DAS, however this does not address the majority of comments previously made. I maintain fundamental concerns regarding the proposals and layout, for the same reasons documented in my previous response. It should be noted that CCTV cannot be considered a "silver bullet" in reducing or preventing crime and ASB, and I also question the deliverability of the proposed CCTV scheme without impacting the privacy of the proposed residential dwellings. Unfortunately, therefore I must maintain my objection to this application in its current form.

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the district to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- PSD1: Presumption in Favour of Sustainable Development
- BSC10: Open Space, Outdoor Sport and recreation Provision
- BSC12: Indoor Sport, Recreation and Community Facilities
- ESD1: Mitigating and Adapting to Climate Change
- ESD2: Energy Hierarchy and Allowable Solutions
- ESD3: Sustainable Construction
- ESD5: Renewable Energy
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15: The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28: Layout, design, and external appearance of new development
 - C30: Design of New Residential Development
 - C31: Compatibility of proposals in residential areas
- 8.3. Other Material Planning Considerations
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Cherwell Design Guide SPD

9. APPRAISAL

9.1. The key issues for consideration in this case are:

- Principle of development
- Design and impact on the character of the area
- Residential amenity
- Highway safety
- Impact on trees
- Other matters

Principle of development

9.2. The NPPF states *'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

9.3. Paragraph 99 of the NPPF states *'Existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:*

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current former use.*

9.4. Policy BSC10 of the CLP 2015 (open space, outdoor sports and recreation provision) seeks to protect existing sites. Policy BSC12 of the CLP 2015 (indoor sport, recreation, and community facilities) states *'the Council will encourage the provision of community facilities to enhance the sustainability of communities, and encourage partnership working to ensure that built sports provision is maintained in accordance with local standards of provision by the following means:*

- Protecting and enhancing the quality of existing facilities
- Improving access to existing facilities
- Ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision

9.5. The application site comprises of the existing community centre land and an area of public open space. The existing community centre building was clearly designed as a temporary building and requires replacement. The development proposes to replace it with a purpose built, permanent structure that would be located on a section of public open space. The replacement facility would represent a significant enhancement (in terms of quality of provision) to the existing community facilities.

9.6. The proposal also includes the development of 6 no. dwellings on the site of the existing community centre would be a small loss in terms of land currently used for public open space. The proposal also includes the removal of a public telephone box and the repositioning of an existing pedestrian path that provides a link from the

residential area into the public open space. The path would be repositioned by approximately 7.5m and run along the front of the proposed community centre.

- 9.7. The application site is within an existing, built-up residential area, so the provision of a new community centre is not linked to any large scale, allocated development. As such, the proposed development would be funded by Cherwell District Council. Documents have been submitted to demonstrate that the dwellings are required to make the scheme financially viable and cover the cost for the replacement community centre. Without the inclusion of market housing, the project would not be able to go ahead.
- 9.8. Paragraph 99 of the NPPF states that existing facilities should not be built on unless the proposal meets one of the exemptions. In this case, criterion b) should be considered – *‘the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.’*
- 9.9. The replacement community centre would provide a facility that is of a much better quality than the existing centre. The design includes a higher roof to the main hall which will facilitate a wider range of activities including indoor sport. The external space includes a covered patio area, which could include a seating area and a small garden, both of which can be accessed via the community hall. Furthermore, the building remains on land at the heart of the local community, so it will continue to serve the residents in this part of Bicester.
- 9.10. The replacement community centre would result in significant improvements to the quality and quantity of community uses that can be offered in this location. Evidence has been supplied to demonstrate that the proposed housing is required to make the scheme financially viable. Whilst the proposal results in a small reduction in open space, the overall benefits of the scheme clearly outweigh this. Overall, the principle of the proposal is considered to accord with Policy BSC10 of the CLP 2015 and Government guidance contained within the NPPF.

Design and impact on the character of the area

- 9.11. Paragraph 126 of the NPPF states *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’* Chapter 12 of the NPPF goes on to set out the importance of good design to help create positive places for people to live in. The focus on high quality design is echoed in Policy ESD15 of the CLP 2015.

Community Centre

- 9.12. The design of the proposed community centre is modern and functional. The sloping roof to the main hall is a practical design feature to add internal height but also offers an interesting element to the design.
- 9.13. The proposed materials palette is reflective of the surrounding area incorporating a buff brick, but with render elements and a modern finish to the roof. The building will complement the surrounding dwellings, but the design would allow it to stand out as a recognisable community building.
- 9.14. The submitted design and access statement states *‘Both the houses and community hall will be designed to go beyond the basic requirements addressing the matter holistically. Each building will embrace energy and water conservation measures and techniques but will also have the flexibility to adapt to changes and advance in*

technologies. It goes on to set out that a 'fabric first' approach would be taken in construction and the use of photovoltaics would be investigated.

Dwellings

- 9.15. It is proposed that the dwellings would front onto Keble Road which is reflective of the residential layout of the surrounding area. The scale and massing of the dwellings mimics the existing form of residential development in the area. The design of the dwellings is simple; two storey dwellings arranged in pairs and constructed in brick with tile roofs and small storm porches. The dwellings have parking to the front and gardens to the rear.
- 9.16. The proposed dwellings would not appear out of keeping in the area and would not be overly prominent in the street scene. The design complements the existing character of the area and is considered to be acceptable.

Overall layout

- 9.17. The proposal to relocate the community centre to the side and construct dwellings along the road results in a built form that occupies a large portion of the street frontage along Keble Road. Third party comments have raised concerns about a reduction in visibility of the play areas/playing fields from the main road and questioned if the proposal meets 'Secure by Design' standards.
- 9.18. Whilst the dwellings would span a wider area of the road frontage than the existing community centre, the layout is designed to still allow views through the playing fields on either side. The dwellings themselves would also offer some natural surveillance of the area in a similar way to the existing dwellings that surround the playing field.
- 9.19. The site is constrained because it provides existing public open space and sports facilities. Therefore, there are limited options for laying out the site without impacting on the existing community provision. The layout replicates the surrounding development pattern and provides an acceptable relationship with the street scene.
- 9.20. The Thames Valley Police Design advisor has raised objections to the proposal and provided detailed comments. With regards to the dwellings, there are concerns about the potential vulnerability of the properties because of the block arrangement with the properties backing on to public areas in a similar manner to the existing properties in this area. There are also concerns about impact on surveillance of the playing areas and comments relating to potential vulnerabilities in the community centre design.
- 9.21. The applicant has addressed some of the issues raised in their revised Design and Access Statement. Unfortunately, due to the site constraints, the proposal cannot be amended to provide layout that prevents rear access to the dwellings. The new community centre would be designed with greater crime prevention features than the existing centre, so it is not considered an inappropriate location for a community centre.
- 9.22. Comments relating to mixed parking provision (for the community centre and residents) have been noted. However, the existing community centre and nursery do not have demarcated spaces and there are no restrictions preventing residents from using the space at present. Therefore, the proposed scheme would not differ significantly from the existing situation. Impacts on highway safety and levels of parking provision are dealt with later in this report.
- 9.23. Conditions require details of boundary treatments and lighting, so these can be designed to offer the best security for the residents. Whilst Policy ESD15 promotes that new developments should achieve 'Secured by Design' accreditation, it is unlikely that this can be achieved in this instance. For example, the proposed layout would

not allow for defensive space between the rear boundary and the accessway, and to include a setback in this area would further reduce the size of the rear garden areas which are already relatively small.

- 9.24. It is accepted that the proposal would reduce some of the natural surveillance of the public open space, however, given the size of the open space and the layout of the residential estate, those who want to participate in anti-social behaviour will find opportunities in the existing area (for example behind the existing community centre), therefore, the proposal would not make this significantly worse. The new dwellings would have a similar relationship with the area of open space.
- 9.25. The proposed dwellings and community centre are uses that are compatible with the surrounding residential area and appropriate for this location. Therefore, the principle of development is considered to be acceptable subject to the other material planning considerations set out in this report.

Residential amenity

Community Centre

- 9.26. The proposed community centre building would be located on the northeast side of the site and sits adjacent to a boundary with neighbouring residential properties. The proposed community centre would be positioned approximately 12m away from the gable of the nearest dwelling at 34 Nuffield Close.
- 9.27. The community centre building is single storey but has a sloping roof which increases the overall height. As the building is located to the side of the neighbouring property (34 Nuffield Close) (facing the gable wall), it would not appear overbearing or overly dominant when viewed from the neighbouring residential property and would not have a detrimental impact on their general outlook.
- 9.28. The Council's Environmental Protection Officer has raised no concerns or objections to the proposal in respect of noise or odour. The community centre is considered to be an appropriate and compatible use to be located within a residential area and would not result in harmful noise or disturbance to the neighbouring residents.

Dwellings

- 9.29. The proposed dwellings would be positioned adjacent to Keble Road. Residential properties are positioned on the opposite side of the road, with approximately 29m front to front distance.
- 9.30. The dwellings would have an appropriate relationship with the surrounding residential properties and would not result in harmful overlooking or impact on general outlook.

Highway safety

- 9.31. The proposal includes the re-configuration of the parking provision for the community centre but utilises the existing access from Keble Road. Several third-party comments have raised concerns about the proposed level of parking provision and potential impacts on the highway.
- 9.32. The Local Highway Authority has raised no objections to the proposal and provided the following comments in relation to parking '*I do not consider the parking to be excessive at this development, with the number of spaces not increasing from the previous development (discounting residential spaces), space use can be interchanged between the community centre and the nursery and should relieve potential stress at drop off and pick up times.*'

- 9.33. The proposed level of parking is considered to be acceptable for the scale of development being proposed. The replacement community centre would be readily accessible on foot or by bicycle and is therefore not reliant on the motor vehicle.
- 9.34. The Local Highways Authority has made comments relating to cycle parking and have suggested appropriate conditions to address this matter. The applicant has submitted an amended site plan showing cycle parking provision within the rear garden.
- 9.35. A condition has also been requested requiring electric vehicle charging points; this matter is now a requirement on Building Regulations and therefore it is not necessary to address as a condition.
- 9.36. Overall, the proposal is considered to represent a safe and suitable scheme in highway safety terms and as such, is considered to be acceptable.

Impact on trees

- 9.37. The proposal requires the removal of 13 trees on the site to facilitate the development. The applicant has submitted an Arboricultural Impact Assessment which classifies all the trees as Category C.
- 9.38. The Council's Arboricultural Officer raised concerns during the application. The main concern related to the proposed re-planting. The redline site area is tightly constrained and therefore it was not clear if there are suitable locations for replacement trees.
- 9.39. The applicant submitted additional information to address the concerns and has supplied a plan showing land that is within their control and therefore available areas where replanting could occur. The Council's Arboricultural Officer has now confirmed that they raise no objections to the proposal subject to conditions to ensure appropriate re-planting is carried out and existing trees are protected during the construction works.
- 9.40. One of trees on the site was planted as part of the 'Queen's Green Canopy' scheme. The applicant has confirmed that this tree will be re-planted on Council land prior to the commencement of development.
- 9.41. The existing trees do have some visual value and the loss of the trees is unfortunate, however, it has been demonstrated that their removal is necessary to enable the development. Re-planting will be secured via condition.

Other Matters

- 9.42. Concerns have been raised by third parties regarding the phasing of the development and concerns the housing will be built prior to the new community centre. The applicant has confirmed that the intention is to build the replacement community centre first to ensure a continuity of community provision. The Council has agreed forward funding of the development with a requirement for funds to be re-paid from the proceeds of the housing.
- 9.43. The principle of the residential development is only supported on the basis that it enables significantly enhanced community facilities; therefore, a planning condition is recommended to ensure the community facilities are provided first.
- 9.44. The proposal requires the removal of a Public Call Box (PCB) to facilitate the development. The removal of a PCB by the telephone operator (BT) is governed by Ofcom guidance and requires a separate process (including specific public consultation) to be followed before removal is allowed. The applicant will need to liaise with BT on this matter to seek consent for the removal of the PCB.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social, and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 10.2. The proposal would provide additional housing in a sustainable location and a purpose-built community centre. To facilitate the development, the proposal would result in the loss of a small area of public open space. It would also require the removal of trees on the site; however, this is mitigated by either re-planting or replacing the trees.
- 10.3. The Thames Valley Police Design Advisor has raised concerns regarding the proposal and the potential weaknesses in terms of crime prevention. The applicant has addressed these as far as is possible, but given the site constraints, it is difficult to see how the development could proceed without some form of compromise.
- 10.4. Third party representations have raised concerns regarding the level of parking provision that has been proposed, however, these concerns are not shared by the Local Highway Authority. The community centre would be located in a residential area and would be easily accessible on foot or by bicycle.
- 10.5. Officers are satisfied with the evidence supplied to justify the need for market housing to fund the replacement community centre.
- 10.6. On balance, the community benefits of providing a new community centre and the benefits of additional housing provision in this area, are considered to outweigh the loss of a small portion of public open space and the concerns raised by consultees and third parties. Planning conditions are recommended to address issues such as impact on trees, highway safety and design.

11. RECOMMENDATION

GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW

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.

2. No development shall commence on the dwellings hereby approved until the new community centre is constructed and operational.

Reason: The proposed dwellings are only considered acceptable in principle to facilitate the provision of the new community centre.

Compliance with Plans

3. 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:
 - Application form

- Covering letter
- Design and Access Statement (Version 2) dated December 2022
- Drawing number 5046/G/20/001 Rev P2 – [Location Plan]
- Drawing number 5046/G/20/003 Rev P3 – [Proposed Site Plan]
- Drawing number 5046/G/20/004 Rev P1 – [Proposed Plans Plots 1 & 2]
- Drawing number 5046/G/20/005 Rev P1 – [Proposed Plans Plots 3 & 4]
- Drawing number 5046/G/20/006 Rev P1 – [Proposed Plans Plots 5 & 6]
- Drawing number 5046/G/20/007 Rev P1 – [Proposed Plots 1-6 Street Scene]
- Drawing number 5046/G/20/008 Rev P1 – [Community Hall – Proposed Plans]
- Drawing number 5046/G/20/009 Rev P0 – [Community Hall – Proposed Elevations]

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.

General Conditions

4. Prior to commencement of any works to the trees on the site, full details of replacement tree planting, including number, location, species, and size at time of planting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the replacement tree(s) shall be planted in the first planting season (mid-November to end of March) following the removal of the tree(s) for which consent has been granted and any tree which, within a period of five years from being planted dies, is removed, or becomes seriously damaged or diseased, shall be replaced in the current/next planting season in accordance with the approved details and the wording of this condition.

Reason: In the interests of the visual amenities of the area and to comply with good arboricultural practice and Government Guidance contained within the National Planning Policy Framework.

5. Prior to commencement of the development, an arboricultural method statement (in line with BS58737:2012) setting out protective measures and working practices to ensure the protection of retained trees (T1, T2, T6, T13 and T16 as identified within the Arboricultural Impac Assessment), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved arboricultural method statement.

Reason: In the interests of the visual amenities of the area and to comply with good arboricultural practice and Government Guidance contained within the National Planning Policy Framework.

6. All hard-standing areas (including parking areas) within the site must be constructed from a permeable material, or provision must be made within the site for surface water to discharge to soakaway/ SUDS feature. There must be no increase in surface water run-off from the site to the highway or neighbouring properties as a result of this proposal.

Reason: In the interests of highway safety and flood prevention and to comply with Policy ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

7. Details of any external lighting/security lighting/floodlighting including the design, position, orientation, and any screening of the lighting shall be submitted to and

approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: To protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2015, Saved Policies C28 and C30 of the Cherwell Local Plan 1996.

Conditions relating to the Community Centre

8. A schedule of materials and finishes to be used in the external walls and roof of the community centre building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works on the community centre building. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development 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.

9. Prior to the first use of the community centre hereby approved, full details of the refuse bin storage for the site, including location and compound enclosure details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the community, the refuse bin storage area shall be provided in accordance with the approved details and retained unobstructed except for the storage of refuse bins.

Reason: In order that proper arrangements are made for the disposal of waste, and to ensure the creation of a satisfactory environment free from intrusive levels of odour/fly/vermin/litter in accordance with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. Prior to the first use of the community centre building hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. 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 sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

11. Full details of the enclosures along all boundaries of the community centre shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure shall be constructed and retained in accordance with the approved details prior to the first use of the building.

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

Conditions relating to the Dwellings

12. A schedule of materials and finishes to be used in the external walls and roof(s) of the

dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works on the dwellings. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality 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.

13. Prior to the first use or occupation of the dwellings hereby permitted, secure cycle parking facilities shall be provided for each dwelling in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the secure cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

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

14. No dwelling hereby approved 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.

15. Full details of the enclosures along all boundaries of the dwellings shall be submitted to and approved in writing by the Local Planning Authority before the dwelling hereby approved reaches slab level and such means of enclosure shall be erected prior to the first occupation of the dwelling.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy ESD15 of the Cherwell Local Plan 2015, Saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.