

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 5 October 2023 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Andrew Beere
Councillor Rebecca Biegel
Councillor John Broad
Councillor Phil Chapman
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lesley McLean
Councillor Julian Nedelcu
Councillor Lynn Pratt
Councillor Nigel Simpson
Councillor Barry Wood

Substitute Members:

Councillor Matt Hodgson (In place of Councillor Amanda Watkins)
Councillor Dorothy Walker (In place of Councillor Jean Conway)
Councillor Sean Woodcock (In place of Councillor Becky Clarke MBE)

Apologies for absence:

Councillor Maurice Billington (Vice-Chairman)
Councillor Becky Clarke MBE
Councillor Jean Conway
Councillor Simon Holland
Councillor Les Sibley
Councillor Amanda Watkins

Also Present:

Councillor Kieron Mallon (Speaking as Ward Member for agenda item 16)

Also Present Virtually:

Councillor Eddie Reeves (Speaking as Ward Member for agenda item 14)

Officers:

Ian Boll, Corporate Director Communities
Shiraz Sheikh, Assistant Director Law & Governance and Monitoring Officer
David Peckford, Assistant Director Planning & Development
Nat Stock, Development Management Team Leader - North Area
Caroline Ford, Development Manager Team Leader - South Area
Paul Ihringer, Development Management Team Leader - South Area
Katherine Daniels, Principal Planning Officer
Rebekah Morgan, Principal Planning Officer
Andrew Thompson, Principal Planning Officer
Karen Jordan, Deputy Principal Solicitor
Natasha Clark, Governance and Elections Manager
Matt Swinford, Democratic and Elections Officer

53 **Declarations of Interest**

8. Land At Bicester Road, Kidlington.

Councillor Nigel Simpson, Declaration, as a member of Gosford and Water Eaton Parish Council which had been consulted on the application.

9. Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL.

Councillor Lesley McLean, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on the application.

10. Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL.

Councillor Lesley McLean, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on the application.

11. Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL.

Councillor Lesley McLean, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on the application.

16. 1 Elizabeth Rise, Banbury, OX16 9LZ.

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

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

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

54 **Requests to Address the Meeting**

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

55 **Minutes**

The Minutes of the meeting held on 7 September 2023 were agreed as a correct record and signed by the Chairman.

56 **Chairman's Announcements**

The Chairman made the following announcements:

1. Agenda item 14 would be the first planning application considered at the meeting.
2. 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.

57 **Urgent Business**

There were no items of urgent business.

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

There were no proposed Pre-Committee site visits.

59 **Hatch End Old Poultry Farm, Steeple Aston Road, Middle Aston, OX25 5QL**

The Committee considered application 22/03877/F for the erection of three industrial buildings, replacement of former scout hut building and associated works for Middle Aston Limited at Hatch End, Old Poultry Farm, Steeple Aston, Road, Middle Aston, OX25 5QL.

Councillor Eddie Reeves addressed the Committee as a Local Ward Member.

Patrick Bradshaw, on behalf of the applicant, Middle Aston Limited, addressed the Committee in support of the application.

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

Resolved

That application 22/03877/F, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission subject to

- (a) The conditions set out as below (and any amendments to those conditions as deemed necessary)

- (b) 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):
- Contribution of £27,989 towards the retention and improvement of the S4 bus service (or other service) through Steeple Aston

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: Drawings numbered Proposed Site Plan (2203.PR.03 rev I), Unit 3 Floor Plans (2203.PR.08 Rev B), Unit 3 Elevations (2203.PR.09 Rev B), Units 8, 9, 10 Plan (2203.PR.05 Rev B), Unit 8, 9, 10 Front Elevations (2203.PR.06 Rev A), Proposed Unit 9 Elevations (2203.PR.07 Rev A), Section CC (2203.PR.010 Rev A), Swept Path Analysis (J32-7040-AT-A01 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.

3. No development shall commence unless and until details of all finished floor levels in relation to existing and proposed ground levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be carried out other than in full accordance with the approved levels.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance within Section 12 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

4. No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to the Local Planning Authority and agreed in writing. This should identify;

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
- Details of wheel cleaning / wash facilities to prevent mud, etc from migrating on to the adjacent highway,
- Contact details for the Site Supervisor responsible for on-site works,
- Travel initiatives for site related worker vehicles,
- Parking provision for site related worker vehicles,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
- Engagement with local residents. Thereafter the development shall be carried out in strict accordance with the approved details.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

Note: The CTMP should follow Oxfordshire County Council's template.

5. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out 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 has been 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 that it is satisfied that no potential risk from contamination has been identified.

Reason: To ensure that any ground and water contamination is identified and 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 Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. If a potential risk from contamination is identified as a result of the work carried out under condition 5, 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 Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

7. If contamination is found by undertaking the work carried out under condition 6, 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 '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 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 Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

8. If remedial works have been identified in condition 7, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 7. 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 Section 15 of the National Planning Policy Framework.

9. No development shall commence above slab level unless and until full details of the pedestrian access through the site linking to the public right of way to the south of the site have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To provide pedestrian access to the site and to encourage sustainable forms of travel in accordance with Policy SLE4 of the Cherwell Local Plan 2011/2031 Part 1 and Government guidance in the National Planning Policy Framework.

10. No development shall commence (including demolition, ground works, vegetation clearance) 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 the measures in 5.2.1 and 5.3.1.1 of the submitted ecological survey and also include a plan of buffer zones and how they will be marked as well as any other timing and precautionary methodology/supervision needed for bats on site. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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 Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

11. No development shall commence above slab level unless and until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include full details of a biodiversity enhancement scheme to demonstrate a net gain in biodiversity for the site. The development shall not be carried out other than in accordance with the approved LEMP and the biodiversity enhancements shall be carried out in accordance with the approved details prior to the first use of the development hereby approved and shall be retained as such thereafter.

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 Section 15 of the National Planning Policy Framework.

INFORMATIVE ON CONDITION 12: The LEMP shall include the use of a Biodiversity Impact Assessment Metric to demonstrate a net gain in biodiversity. The Council seeks to secure a 10% net gain.

12. (a) Prior to the commencement of development above slab level, a design stage BREEAM certificate confirming that the development shall be constructed to at least a BREEAM Very Good standard shall be submitted to and approved in writing by the Local Planning Authority.
(b) Within 6 months of the occupation of the development hereby permitted, a final BREEAM certificate shall be submitted confirming that the development has achieved BREEAM Very Good standard.

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with Policy ESD1 and ESD3 of the Cherwell Local Plan 2011-2031 Part 1, and the Government's aim to achieve sustainable development as set out in the National Planning Policy Framework.

13. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. This shall include samples of the proposed timber, metal cladding and a sample panel of the proposed stone walls. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

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

14. Notwithstanding the details on the approved plans, prior to any works above slab level full details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 and Government guidance in the National Planning Policy Framework.

15. No development shall not commence above slab level until full details of the sustainability and energy proposals has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the buildings hereby permitted and unless otherwise agreed in writing by the Local Planning Authority shall be retained as such thereafter.

Reason: To encourage the use of sustainable construction and renewable energy in accordance with Policy ESD1 to ESD5 of the Cherwell Local Plan 2011-2031 and Government guidance in the National Planning Policy Framework.

16. No development shall commence above slab level unless and until a scheme for landscaping the site has been provided to and approved in writing by the Local Planning Authority which shall include: -

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.
- (d) details of any boundary fences or walls.

Such details shall be provided prior to the development progressing above slab level. The hard landscaping shall be provided prior to the first occupation of the development and shall be retained as such thereafter and the approved soft scheme shall be implemented by no later than the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord 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.

17. All planting, seeding or turfing comprised 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,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] 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, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord 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.

18. Details of the any proposed external lighting including the design, position, orientation and the management of such lighting shall be submitted to and approved in writing by the Local Planning Authority

prior to commencement of those works. It shall be demonstrated how the lighting scheme complies with the guidance outlined in Section 5.3.2.6 of the Windrush Ecology – Preliminary Ecological Appraisal (March 2021). The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In the interests of the ecological value of the site and the visual amenity and to comply with Policies, ESD10 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy PD6 of the Mid Cherwell Neighbourhood Plan and Government guidance contained within the National Planning Policy Framework.

19. Prior to the first occupation of the development the parking, turning and loading and unloading shown on the approved plan(s) shall be provided on site and shall be permanently set aside and reserved for that purpose and shall be used for no other purpose whatsoever.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning/loading/unloading and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance in the National Planning Policy Framework.

20. Before any above ground works commence a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the buildings/dwellings hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property 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 advice in the National Planning Policy Framework.

21. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

22. Notwithstanding the provisions of section 55 (2A) of the Town and Country Planning Act 1990 (as amended by Section 49 of the 2004 Act), Part 10 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended), and Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no internal operations increasing the floor space available within the building hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority. Reason : To enable the Local Planning Authority to retain planning control over the provision of additional floorspace in order to maintain a satisfactory layout and sustain an adequate overall level of parking provision, traffic generation and servicing on the site 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.

23. No goods, materials, plant or machinery (other than vehicles) shall be stored, repaired, operated or displayed outside the buildings unless otherwise approved under a separate discharge or variation of condition by the Local Planning Authority.

Reason: In order to safeguard the visual amenities 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.

24. Notwithstanding the provisions of Part 3 (changes of use) and Part 7 (nondomestic extensions and alterations), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) the approved building shall not be changed use, extended or hard surfaces laid within the site without the grant of further specific planning permission from the Local Planning Authority.

Reason : To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the area and to sustain a satisfactory overall level of parking provision and servicing on the site 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.

25. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or enacting that Order) the site shall only be occupied for the purposes falling within Class E(g) (i), (ii) and (iii) with ancillary Class B8 use and for no other purpose whatsoever.

Reason: In order to retain planning control over the use of the site, to ensure residential amenities are protected and the character of the area is maintained, and to ensure the development complies with Policies SLE1, SLE2, ESD1 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.

26. Notwithstanding the submitted details, no development shall take place until an arboricultural survey undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions is carried out, submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of identifying and retaining important trees on the site 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

60

Land At Bicester Road, Kidlington

The Committee considered application 22/00747/OUT, an outline application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road for Barwood Development Securities Limited and the Trustees of The Philip King Homes Trust at Land At Bicester Road, Kidlington.

Keith Fenwick, on behalf of the agent for the applicant, Pegasus, addressed the Committee in support of the application.

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

Resolved

That application 22/00747/OUT, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to

- a) The conditions set out below (and any amendments to those conditions as deemed necessary) and
- b) 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 necessary mitigation as set out in

the annex to the Minutes, as set out in the Minute book (and any amendments deemed necessary)

- a. Provision of 50% affordable housing on site
- b. On site green space and recreational routes in particular to the south and west of the site and appropriate maintenance contribution/arrangements.
- c. Payment of a financial contribution towards proportionate highway contributions as set out in Appendix 4 of the Partial Review Local Plan.
- d. Payment of a financial contribution towards Community Hall and Development, Outdoor and indoor sport contributions or facilitating the delivery on site.
- e. Payment of a financial contribution towards Healthcare
- f. Payment of a financial contribution towards Education
- g. Payment of a financial contribution towards Library Services
- h. Payment of a financial contribution towards Police
- i. Appropriate arrangements for Open Space Management
- j. Payment of the Council's monitoring costs of £10,000 plus OCC Monitoring Costs

Conditions

Time Limit

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five 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).

Reserved Matters

2. Details of the layout, scale, appearance, access (other than the approved accesses to Bicester Road shown on plan 10669-SK-05 Rev D) 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).

Plans

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

Plans: Site Location Plan - CSA/3263/118 Rev A
Development Framework Plan - CSA/3263/123 Rev H
Illustrative Landscape Strategy - CSA/3263/124 Rev A
Access Strategy - 10669-SK-05 Rev D
Topographical Survey - 36516_T Rev 0

Documents: Planning Statement (incl Affordable Housing Statement and draft S106 HoT) (Pegasus P18-2523PL – March 2022)

Employment, Skills and Training Plan (Pegasus P18-2523 – March 2022)

Health Impact Assessment (Pegasus P18-2523/R001v5)

Air Quality Assessment (Brookbanks 10669 AQ01 Rv 1)

Flood Risk Assessment (Brookbanks 10669 FRA01 Rv 1)

Foul Water Strategy Technical Note (Brookbanks 10669 TN12 - Rv2)

Geo-Environmental Phase 1 Desk Study (Brookbanks 10669 DS01 Rv 1)

Noise Assessment (Brookbanks 10669 NA01 Rv 1)

Transport Assessment (Brookbanks 10669 TA01 Rv1)

Transport Technical Note 11: Response to Oxfordshire County Council (OCC) (Brookbanks Version 1 dated 22 June 2023)

Residential Travel Plan (Brookbanks 10669 TP01 Rv 1)

Service Supply Statement (Brookbanks 10669 SS01 Rv 1)

Design & Access Statement Part 1 (incl PROW statement)
(CSA/3263/12/Rev B – March - 2022)

Biodiversity Improvement & Landscape Management Plan
(CSA/3263/10/Rev D)

Ecological Impact Assessment (incl BNG Assessment, DEFRA Metric 3.0 Rev 1.3) (CSA/3263/09/Rev B)

Heritage Assessment (CSA/3263/07 Rev B)

Landscape and Visual Impact Assessment (CSA/3263/06 Rev A)

Arboricultural Impact Assessment (BHA C.2999 – 22 Feb 2022)

Archaeological Evaluation Report (Oxford Archaeology, Issue 1, GOLEV)

Archaeological Geophysical Survey (MOLA Report 21/079, Site Code KID 21)

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.

Development Framework principles

4. Unless justified through the Reserved Matters submissions, all such submissions shall follow the principles and parameters of the Development Framework Plan (reference: CSA/3263/123 Rev H) and Illustrative Landscape Strategy (reference: CSA/3263/124 Rev A) in the established parameters for future development. In particular:
- A maximum height of two storey development adjacent to existing properties on Water Eaton Lane
 - Creation of a minimum of 4ha new sports pitches to the south of the development with changing and car parking facilities
 - Allotments to be provided at the southeastern corner of the developable area
 - Formal play provision including a combined NEAP/LEAP/MUGA on the western boundary and a combined LEAP/LAP on the east of the application site
 - Sustainable drainage to the east of the site
 - Pedestrian and cycle access to the Bicester Road on the Western boundary
 - New landscaping and planting to the existing cemetery and boundaries of the application site.

Reason – To ensure that the Reserved Matters is delivered in accordance with the principles of the outline planning application submission and the principal constraints identified in the submission, Council’s design guidance and Policies PR1, PR2, PR3, PR4a, PR5, PR7a, PR11 and PR12a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Phasing

5. Prior to the commencement of development or as part of the first Reserved Matters submission a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. The Phasing plan shall include full details of the development parcels (including affordable housing), open space and sport pitches delivery, roads, cycleways and footpaths, including construction access, play facilities, allotments and new landscaping of the development proposed to take place within that approved phase. The development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure that the development is delivered in an appropriate manner and to ensure that on-site facilities are delivered in an appropriate manner and at a time to deliver facilities and infrastructure to the benefit of future residential occupiers. The proposals would be in accordance with Policies PR1, PR2, PR3, PR4a, PR5, PR7a, PR11 and PR12a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review), Policies SLE4, BSC7-BSC12, ESD10, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 Part 1 (and the aims and objectives of the National Planning Policy Framework.

Access onto Bicester Road

6. No development shall take place until revised details of the means of access between the land and the highway, including, position and layout 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.

Reason - In the interests of highway safety and to comply with Policies PR1, PR4a, PR7a and PR12a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and Policies SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Archaeology

7. i) No development shall take place until a professional archaeological organisation acceptable to the Local Planning Authority has prepared 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.
- ii). Following the approval of the Written Scheme of Investigation referred to in condition i, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological 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 (2021).

Remediation/Contaminated Land

8. i) No development shall take place until, 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 which shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's Land contamination risk management (LCRM) and has been 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.

ii) If contamination is found by undertaking the work carried out under part i), then no development shall take place until, a phased scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use which shall be prepared 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 has been 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 phased scheme of remediation and/or monitoring required by this condition.

iii) If remedial works have been identified in part i), the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under part ii). 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.

iv) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the relevant phase of development is resumed or continued.
Reason: To ensure that the development is delivered in a manner to ensure that land contamination is appropriately managed in accordance with the requirements of saved policy ENV12 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP)

9. No development shall take place until, a Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP), has been submitted to and approved in writing by the Local Planning Authority. The CEMP and CTMP shall include details of:

- The measures to be taken to ensure construction works do not adversely affect residential properties on Water Eaton lane and to reduce the impact on neighbouring and nearby residents through temporary fencing, lighting and construction compounds and management of activity through the construction of development;
- Implementation air quality and dust suppression management measures through a Dust Management Plan;
- the protection of the environment and implement best practice guidelines for works within or near water and habitats, including the appointment of a qualified ecologist to advise on site clearance and

- construction, in particular any works that have the potential to disturb notable ecological features, adjacent to or surrounding the site;
- details of the consultation and communication to be carried out with local residents
- A Construction Traffic Management Plan (CTMP) and traffic routing, temporary access and haul roads to ensure construction vehicles, materials and logistics saving measures are managed
- There shall be no piling on the site unless measures are agreed to mitigate and manage the impact of noise and vibration on the site.

Thereafter the development shall be carried out in accordance with approved CEMP and CTMP.

Reason: To manage construction process and to ensure that the impacts to soils, air quality, contamination and ground conditions, ecological habitats, cultural heritage, noise and vibration, transport and waste as well as neighbouring and nearby residents and climate impacts are managed in accordance with the requirements of Policies PR2 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

LEMP/Soil Handling

10. 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. Thereafter, the site shall be managed in accordance with the details of the approved LEMP.

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 Section 15 of the National Planning Policy Framework.

Sports Pitches (drainage, etc)

11. The playing pitches shall not be laid out unless and until:
 - a) a detailed assessment of ground conditions of the land proposed for the new playing pitches has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b) based on the results of the assessment to be carried out pursuant to (a) above of this condition, a detailed remediation scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) and which sets out an implementation strategy for the works and approach to public

access has been submitted to and approved in writing by the Local Planning Authority

- c) Detailed submissions with regard to the layout, lighting (including light spillage details), permanent sports equipment and practice areas.

The development of the playing pitches shall be carried out in accordance with the approved scheme and retained thereafter.

Reason: To ensure that the proposals deliver appropriate an amount and variety of sport and recreational opportunities for all ages in accordance with the submitted outline details and in accordance with the requirements of Policies PR3, PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Allotments (sheds, etc)

- 12. The Reserved Matters submissions for any Development Parcel or Landscaping Element which incorporates 0.4ha allotment provision (excluding car parking) shall where appropriate include the following details:
 - a) A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders; areas for communal storage of, for example, manure and compost;
 - b) Confirmation that the site of the proposed allotments is free from contamination and capable of growing fruit and vegetables for human consumption;
 - c) Proposed management arrangements for the allotments (including topsoil and soil provision/management) including consultation with relevant bodies;
 - d) Access and parking arrangements to allow easy and safe access to the allotments;
 - e) Details of the ancillary features (e.g. bins, seats, water butts, greenhouses and sheds);
 - f) Boundary treatment, including security arrangements for the allotments;
 - g) Water supply, including use of stored rainwater and SuDS for watering crop and drainage arrangements to ensure that the proposed site for the allotments is free draining and does not impact on the wider drainage network (e.g. through silting up of the drainage network).

ii) The provision of allotments shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.

Reason: To ensure that the detail of allotments are delivered in a manner that delivers an appropriate recreational facility for future users in accordance with the requirements of Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Landscaping Strategy and Management

13. a) As part of the Reserved Matters submission in any phase of development a scheme of hard and soft landscaping works in that Development Parcel will be submitted for the approval of the Local Planning Authority. The submitted detail will set out how this supports and is complimentary to the Illustrative Landscape Strategy (reference: CSA/3263/124 Rev A)

These details will include the following in relation to the submission:

- Identification of existing trees, shrubs and other vegetation to be retained
- Wildlife habitat creation of potential benefit to protected species. The extent, location and design of such habitat shall be shown clearly and fully described.
- The creation of a visually attractive and stimulating environment for the occupiers of the future development, and other users of the site.
- Details of street furniture including bins, seating, dog bins, and boundary treatment
- The eradication of Japanese knotweed or other invasive species on the site, if applicable.
- The replacement of trees proposed to be lost in site clearance works.
- Details of the future management of the landscape scheme.
- Ground preparation measures to be adopted.
- Full botanical details, numbers, locations, planting specifications and densities/ seeding rates of all plant material included within the landscape scheme.
- Existing and proposed levels.
- Programme for delivery of the approved scheme

b) The approved scheme shall be implemented in accordance with the relevant approved programme for delivery forming part thereof and shall be managed for at least 5 years from the completion of the relevant scheme, in accordance with the approved management details.

Reason: To ensure the satisfactory appearance of the development and protect wildlife in accordance with Policies PR3, PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD10, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and

saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Community Building detail

14. a) Prior to or concurrently with the Reserved Matters submission for the Sports Pitches shown on the approved illustrative masterplan, details for the detail of related changing rooms and associated facilities for such Sports Pitches shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:
- i) A building of no less than 250sqm and with changing rooms and facilities to Sport England standards.
 - ii) Social space with bar and facilities for the community and sports teams
 - iii) Car parking, including disabled parking provision, minibus parking and electric vehicle charging points with ability to adapt spaces to accommodate further minibus parking.
 - iv) Cycle parking provision including provision for e-scooter and e-bike charging
 - v) Storage for sports and training equipment
 - vi) Measures to reduce energy, heating and water consumption and adapt to the requirements as a minimum of the equivalent of BREEAM Very Good and mitigate for climate change.

b) The development of the Community Building and parking shall be carried out in accordance with the approved details and to an agreed timescale and retained thereafter

Reason: To ensure that the proposals deliver appropriate an amount and variety of sport, changing and recreational opportunities for all ages in accordance with the requirements of Policies PR3, PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Housing Sustainability standard

15. a) As part of the Reserved Matters submissions a statement shall be submitted demonstrating how the proposal meets sustainability standards to progress towards the Future Home Standard including the use of renewable energy provision.

b) The development shall be implemented in accordance with the relevant agreed details and timescales

Reason: To ensure that the proposals meet the challenge of the legislation set out in the Climate Act 2008 as set out by the aims and objectives set out in the NPPF (in particular paragraphs 7, 8, 98, 152-157), Policy PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD1-ESD5 of the Cherwell Local Plan 2011-2031

Noise Mitigation

16. Within any reserved matters application in relation to residential development a noise impact assessment and a noise attenuation / insulation scheme (having regard to the building fabric, glazing and background and purge / rapid ventilation requirements) to protect occupants or other users internally and externally as appropriate from the Bicester Road and primary routes through the site traffic noise in accordance with the requirements of British Standard 8233:2014 'Sound Insulation and noise reduction for buildings-Code of Practice' (or as superseded), shall be submitted to and approved in writing by the Local Planning Authority.

The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority. The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of local road noise in accordance with Policies PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD15 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Housing Mix, Self/custom build Strategy

17. Prior to the submission of the first application for approval of Reserved Matters relating to the first Development Parcel including residential development within each Phase a housing mix strategy shall be submitted to and agreed in writing by the Local Planning Authority. The submitted strategy shall set out in relation to that Phase:
 - i. Anticipated housing mix for the development shall be for delivery of affordable homes as 25 to 30% of the homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with through the Reserved Matters submission.
 - ii. The submitted market mix shall also be agreed with the Local Planning Authority through the Reserved Matters and shall not substantially differ from the affordable housing mix.

iii. A Strategy for the delivery of self/custom build homes.

Reason: To achieve a balance of housing and to ensure that the affordable housing proposals appear tenure blind to market housing, in accordance with Policy PR2 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Residential Space Standards

18. A Reserved Matters Submission within the redline of the outline application shall be accompanied by a statement outlining that all proposed residential properties are in compliance with national or local space standards, whichever provides a higher level of space.

Reason: To achieve an appropriate standard of housing in accordance with Policy PR2 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Lighting

19. No occupation shall take place on any phase a detailed lighting strategy 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 details. The details to be submitted shall include:
- i. Lighting for play
 - ii. Lighting for public realm and walking and cycling routes
 - iii. Areas of ecological areas where lighting will be prohibited.
 - iv. A strategy for roads and development parcels.
 - v. A strategy for mitigation to reduce light pollution during construction.

Reason: To minimise light pollution from the construction and operational phase of development and to ensure that the proposals are in accordance Policies PR3, PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Water supply and Foul water drainage

20. i) Any Reserved Matters shall include a detailed surface water strategy and drainage plans relating to that Reserved Matters submission. The strategy shall demonstrate how the management of water within the submission accords with the approved details of the outline Flood Risk Assessment (Flood Risk Assessment (Brookbanks 10669 FRA01 Rv 1) and Foul Water Strategy Technical Note (Brookbanks 10669 TN12 - Rv2)). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and

improve the quality of any run-off before it leaves the Reserved Matters site or joins any water body.

ii) The submitted strategy shall include details of all flow control systems and the design, location and capacity of all strategic SuDS features within the Reserved Matters submission and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities relating to that Reserved Matters submission. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.

iii) The development of each Reserved Matters submission shall be carried out in full accordance with the approved detailed surface water strategy for that Reserved Matters submission and no development approved by that Reserved Matters submission shall be occupied or used until such time as the approved detailed surface water measures serving that development have been fully completed in accordance with the approved details.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site and to ensure new environments and habitats are formed across the site. In accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Formal play equipment detail

21. a) The Reserved Matters submission which includes the combined Multi-Use Games Area (MUGA), Neighbourhood Equipped Area of Play (NEAP), and Local Equipped Areas of Play (LEAPs) and on the western side of the development or the combined LEAP and Local Area of Play (LAP) to the eastern edge shall include details of site levels, play features and facilities for an appropriate age of children and youth provision, seating, pathways, planting and landscaping relating to that play facility and a strategy for its implementation and management.
- b) The development of each Development Parcel shall be carried out in accordance with the relevant agreed details and retained thereafter.
- c) Any trees or planting which form part of an agreed scheme pursuant to this condition and which should die or require replacement within the first 5 years after completion of the scheme shall be replaced as soon as practicable in the first available planting season.

Reason: To ensure that the proposals deliver an appropriate amount and variety of recreational opportunities for all ages in accordance with the submitted outline application and in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

LAP details

22. a) The Reserved Matters submission which incorporates additional Local Areas of Play (LAPs), Sites for Imaginative Play (SiPs) or other areas of informal play shall include details of site levels, play features, seating, pathways, planting and landscaping relating to that LAP, SiP or other area of informal play and a strategy for their implementation and management.
- b) The development of each Development Parcel shall be carried out in accordance with the relevant agreed details and retained thereafter.
- c) Any trees or planting which form part of an agreed scheme pursuant to this condition and which should die or require replacement within the first 5 years after completion of the scheme shall be replaced as soon as practicable in the first available planting season.

Reason: To ensure that the proposals deliver appropriate an amount and variety of recreational opportunities for all ages in accordance with the submitted outline application and in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Community Orchard/Edible Landscape

23. As part of the Reserved Matters submission which incorporates new groups of tree planting, shall consider the provision of community orchards and an edible landscape, and, should those be proposed the following details relating to any such provision shall be submitted to the Local Planning Authority for approval in writing:
 - i. details of site levels and soil preparation,
 - ii. planting to promote an edible landscape including fruit trees, shrubs and bushes,
 - iii. boundary treatment and hedgerow planting,
 - iv. any ancillary features such as seating, bins (including dog bins),
 - v. arrangements for implementation and management of the area for the future community.

b) The development of such community orchards shall be carried out in accordance with the agreed details and retained thereafter.

c) Any trees or planting which form part of an agreed scheme pursuant to this condition and which should die or require replacement within the first 5 years after completion of the scheme shall be replaced as soon as practicable in the first available planting season.

Reason: To ensure that the proposals deliver appropriate opportunities for tree planting, healthy lifestyles and wildlife foraging and in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Site levels and Groundworks details

24. a) Notwithstanding the approved plans, as part of the Reserved Matters, details, which shall be approved in writing by the Local Planning Authority, shall be submitted of site levels, earthworks and ground contamination for that Reserved Matters area to include protection of ground to be reinstated to landscape; methodology of any soil stripping, storage, handling, formation level decompaction, and soil re-spreading.

b) All groundworks for that development should be carried out in accordance with the approved details

Reason: To ensure that risks from the movement of soil and construction activity associated with development are appropriately managed throughout the construction timescale and across the delivery of the development appropriate to neighbouring land uses, together with managing controlled waters, property and ecological systems, neighbours and other offsite receptors in accordance with Policy PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Fibre Optic Implementation

25. As part of the Reserved Matters submission for any Development Parcel or Phase of Development, a strategy shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate the completion of infrastructure to facilitate the provision of fibre optic cable to each Development Parcel upon the completion of the infrastructure in accordance with the approved site wide strategy.

b) The scheme shall be implemented in accordance with the agreed details and timescales and retained thereafter.

Reason: To provide appropriate and sustainable infrastructure for high speed internet connection in accordance with Policies To achieve a balance of housing in accordance with Policy PR7a, PR11 and PR12 of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Tree/Hedgerow management during construction and replacement and new planting

26. As part of the Reserved Matters submission a strategy and associated plans for the following shall be submitted to and agreed in writing by the Local Planning Authority.
- i. A strategy for the ongoing management, felling and replacement planting of existing trees within the development
 - ii. A strategy for other standalone and groups of trees and hedgerows on the within the Reserved Matters.
 - iii. Details of tree protection measures relating to that Development Parcel in accordance with BS5837:2012 (or succeeding and/or replacement legislation) to be maintained throughout construction.
 - iv. A strategy for implementation and retention of new and existing trees, tree groups, tree belts or hedgerows within the Development Parcel
- b) The development of each Development Parcel shall be implemented in accordance with the agreed strategy and timescale relating to that Development Parcel and retained thereafter.

Reason: To ensure that the proposals deliver appropriate management and retention of the existing tree cover to the site in accordance with the submitted Landscape Strategy and Policy PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Parking and sustainable travel strategy – including EV charging

27. As part of the Reserved Matters submission a strategy shall be set out for the car parking ratio in accordance with maximum levels set out in Oxfordshire County Council Parking Standards. The submitted Strategy shall be based on:
- i. Reducing car parking provision below the maximum ratio based on location in relation to facilities and type of housing.
 - ii. The provision of electric vehicle charging points to all properties and to include a minimum of 50% to communal car parking and to all disabled parking spaces.
 - iii. For residential purposes cycle parking should be within a covered, lockable enclosure in a convenient, secure location, with visitor parking located as near as possible to the main entrance of buildings.
 - iv. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

b) The approved scheme shall be implemented in accordance with the agreed strategy relevant to reserved matters submission.

Reason: To provide appropriate and sustainable infrastructure for charging infrastructure for electric vehicles in accordance with Policies To achieve a balance of housing in accordance with Policy PR7a, PR11 and PR12 of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Waste and Recycling Facilities

28. a) The Reserved Matters submission will include details of proposed refuse and waste recycling facilities for the proposed building(s) in that submission.

b) The approved scheme for any individual building shall be implemented before that building is brought into use and shall be thereafter retained.

c) No materials, goods or refuse shall be stored or deposited in the open on any part of the site at any time, other than as may be associated with construction on the site.

Reason: To ensure the satisfactory appearance and functioning of the development, and to promote recycling in accordance with the requirements of Policy PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Residential Travel Information Pack

29. Prior to first occupation a Residential Travel Plan and Travel Information Pack should be submitted to and approved in writing by the Local Planning Authority. The Travel Plan is to be updated on occupation of 50% of the site (180th dwelling). The development shall be implemented in accordance with the approved Travel Plan including the updated version as relevant.

Reason: To promote sustainable modes of transport in accordance with Policies PR4a and PR7a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

with vehicular access from Oxford Road for Manor Oak Homes/G B Bishop-Fruedling & C A Parsons at Stratfield Farm, 374 Oxford Road, Kidlington OX5 1DL.

Huw Mellow, on behalf of the agent for the applicant, Carter Jonas, 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.

Resolved

That, in line with the officer's recommendation, application 22/01611/OUT be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to:

- a) The conditions set out below (and any amendments to those conditions as deemed necessary) and
- b) 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 heads of terms as set out in the annex of the Minutes as set out in the Minute book (and any amendments as seemed necessary).
 - a) Provision of 50% affordable housing on site
 - b) Space reserved for the canal bridge and connection to the PR8 site and a proportionate contribution.
 - c) Green space and recreational routes to the south and west of the site and appropriate maintenance arrangements.
 - d) Payment of a financial contribution towards proportionate highway contributions as set out in Appendix 4 of the Partial Review Local Plan for approximately £528,793.59 plus Travel Hub and Cycle Superhighway contributions.
 - e) Payment of proportionate Canal Bridge contribution estimated at £150-250,000 Payment of a financial contribution towards Canal Towpath Enhancement of £47,489.40 to OCC and £372,000 (Canals and Rivers Trust)
 - f) Payment of a financial contribution towards Community Hall and Development, Outdoor and indoor sport contributions of £517,144.46
 - g) Payment of a financial contribution towards Healthcare of £101,800
 - h) Payment of a financial contribution towards Education of £849,759
 - i) Payment of a financial contribution towards Library Services of £12,700
 - j) Payment of a financial contribution towards Police of £25,180
 - k) Payment of a financial contribution to Public Realm and Public Art contributions £26,432.00 plus 7% maintenance
 - l) Payment of a financial contribution towards Open Space Management
 - m) Payment of the Council's monitoring costs of £5000 plus OCC Monitoring Costs

Conditions

Time Limit

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five 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).

Reserved Matters

2. Details of the layout, scale, appearance, access (other than the access detail approved under this permission) 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).

Plans

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

Plans: Illustrative masterplan (reference 40975-012 Rev A) and Site location plan (40975-001 Rev A).

Documents:

- Statement of Community Involvement produced by Carter Jonas LLP;
- Planning Statement by Carter Jonas LLP;
- Design & Access Statement produced by RG&P Architects;
- Arboricultural Impact Assessment by Aspect
- Archaeological Evaluation by Thames Valley Services;
- Heritage Impact Assessment by Asset Heritage Consulting;
- Landscape & Visual Impact Assessment by Aspect Landscape Planning;
- Flood Risk assessment by MAC Consulting;

- Transport Assessment by MAC Consulting;
- Framework Travel Plan by MAC Consulting;
- Air Quality Assessment by Redmore Environmental;
- Noise Impact Assessment by Professional Consult;
- Sustainability and Energy Statement by Manor Oak Homes Limited;
- Ecological Appraisal by Aspect.

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.

Development Framework principles

4. Unless justified through the application submission, the Reserved Matters submission shall follow the principles and parameters of the Illustrative masterplan (reference 40975-012 Rev A) and in the established parameters for future development. In particular:
 - A housing mix to be agreed to reflect the Unmet housing needs of Oxford City Council and to ensure that affordable housing and market housing are delivered in a manner that is tenure blind.
 - Details of parking provision, where possible avoiding parking courts
 - Appropriate security and surveillance measures to public and private space to accord with the principles of Designing out Crime.
 - Retention of Green Belt land
 - Delivery of the identified Biodiversity Net Gain
 - Pedestrian/Cycle Links across the site
 - Active and Passive measures to mitigate the impact of the development against climate change
 - Appropriate space for the future access and delivery of a pedestrian/cycle bridge across the Oxford Canal.

Reason: In order to achieve a satisfactory form of development as part of the Reserved Matters in accordance with the requirements of Policies PR2 and PR7b of the Cherwell Local Plan 2011-2031 (Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996, guidance contained in the Council's adopted Development Brief and Residential Design Guide and the aims and objectives of the National Planning Policy Framework.

Remediation/Contaminated Land

5. i) No development shall take place until 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' has been 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.

ii) If contamination is found by undertaking the work carried out under part i), then no development shall take place until, 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 'Model Procedures for the Management of Land Contamination, CLR 11' has been 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.

iii) If remedial works have been identified in part i), the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under part ii). 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.

iv) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the relevant phase of development is resumed or continued.

Reason: To ensure that the development is delivered in a manner to ensure that land contamination is appropriately managed in accordance with the requirements of saved policy ENV12 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP)

6. No development shall take place until a Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP), have been submitted to and approved in writing by the Local Planning Authority. The CEMP and CTMP shall include details of:
 - The measures to be taken to ensure construction works to reduce the impact on neighbouring and nearby residents through temporary fencing, lighting and construction compounds and management of activity through the construction of development;
 - Implementation air quality and dust suppression management measures through a Dust Management Plan;

- The protection of the environment and implement best practice guidelines for works within or near water and habitats, including the appointment of a qualified ecologist to advise on site clearance and construction, in particular any works that have the potential to disturb notable ecological features, adjacent to or surrounding the site;
- Details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority.
- A Construction Traffic Management Plan (CTMP) and traffic routing, temporary access and haul roads to ensure construction vehicles, materials and logistics saving measures are managed
- There shall be no piling on the site unless measures are agreed to mitigate and manage the impact of noise and vibration on the site.

Thereafter the development shall be carried out in accordance with approved CEMP and CTMP.

Reason: To manage construction process and to ensure that the impacts to soils, air quality, contamination and ground conditions, ecological habitats, cultural heritage, noise and vibration, transport and waste as well as neighbouring and nearby residents and climate impacts are managed in accordance with the requirements of Policies PR2 and PR7b of the Cherwell Local Plan 2011-2031 (Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

LEMP/Soil Handling

7. 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. Thereafter, the LEMP 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 Section 15 of the National Planning Policy Framework.

Landscaping Strategy and Management

8. a) As part of the Reserved Matters submission a scheme of hard and soft landscaping works in that Development Parcel will be submitted for the approval of the Local Planning Authority. The submitted detail will set out how this supports and is complimentary to the approved information.

These details will include the following in relation to the submission:

- Identification of existing trees, shrubs and other vegetation to be retained

- Wildlife habitat creation of potential benefit to protected species. The extent, location and design of such habitat shall be shown clearly and fully described.
 - The creation of a visually attractive and stimulating environment for the occupiers of the future development, and other users of the site.
 - Details of street furniture including bins, seating, dog bins, and boundary treatment
 - The eradication of Japanese knotweed or other invasive species on the site, if applicable.
 - The replacement of trees proposed to be lost in site clearance works.
 - Details of the future management of the landscape scheme.
 - Ground preparation measures to be adopted.
 - Full botanical details, numbers, locations, planting specifications and densities/ seeding rates of all plant material included within the landscape scheme.
 - Existing and proposed levels.
 - Programme for delivery of the approved scheme
 -
- b) The approved scheme shall be implemented in accordance with the relevant approved programme for delivery forming part thereof and shall be managed for at least 5 years from the completion of the relevant scheme, in accordance with the approved management details.

Reason: To ensure the satisfactory appearance of the development and protect wildlife in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework.

Housing Sustainability standard

9. a) As part of the Reserved Matters submissions a statement shall be submitted demonstrating how the proposal meets sustainability standards to progress towards the Future Home Standard.
- b) The development shall be implemented in accordance with the relevant agreed details and timescales

Reason: To ensure that the proposals meet the challenge of the legislation set out in the Climate Act 2008 as set out by the aims and objectives set out in the NPPF (in particular paragraphs 7, 8, 98, 152-157), Policy PR7b of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD1-5 of the Cherwell Local Plan 2011-2031 and guidance contained in the Council's adopted Development Brief and Residential Design Guide.

Noise Mitigation

10. Within any reserved matters application in relation to residential development a noise impact assessment and a noise attenuation / insulation scheme (having regard to the building fabric, glazing and background and purge / rapid ventilation requirements) to protect

occupants or other users internally and externally as appropriate from the Oxford Road, Stratfield Break sports pitches and primary routes through the site traffic noise in accordance with the requirements of British Standard 8233:2014 'Sound Insulation and noise reduction for buildings-Code of Practice' (or as superseded), shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of local road noise and achieve an appropriate residential environment in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 (Part 1), saved policy C28 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Housing Mix, Self/custom build Strategy

11. As part of the submission of the first application for approval of Reserved Matters relating the Development a housing mix strategy shall be submitted to and agreed in writing by the Local Planning Authority. The submitted strategy shall set out:
 - i) Anticipated housing mix for the development shall be for delivery of affordable homes as 25 to 30% of the homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with through the Reserved Matters submission.
 - ii) The submitted market mix shall also be agreed with the Local Planning Authority through the Reserved Matters and shall not substantially differ from the affordable housing mix.
 - iii) A Strategy for the delivery of self/custom build homes.

Reason: To achieve a balance of housing in accordance with Policy PR2 Cherwell Local Plan 2011-2031 (Part 1, Partial Review)

12. A Reserved Matters Submission within the redline of the outline application shall be accompanied by a statement outlining that all

proposed residential properties are in compliance with national or local space standards, whichever provides a higher level of space.

Reason: To achieve an appropriate residential environment in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 (Part 1), saved policy C28 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Construction – no burning of waste, no reversing alarms, working hours

13. As part of the Construction of Development there shall be:
- i) No burning of waste on the site.
 - ii) No demolition, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and such works shall only take place between the hours of 08.00 to 18.00 weekdays and 08.00 to 14.00 Saturdays. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.
 - iii) No use of the audible 'beeping' reversing alarms on construction or construction delivery vehicles. Alternative vehicle alarms should be used such as the use of white noise, infrared, or visible alarm systems.

Reason: To ensure that the amenities of neighbouring residents are not unduly inconvenienced by development of the site construction operations and in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 (Part 1), saved policy C28 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework

Lighting

14. No development above slab level shall take place until a detailed lighting strategy has been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include:
- i) Lighting for play
 - ii) Lighting for public realm and walking and cycling routes
 - iii) Areas of ecological areas where lighting will be prohibited.
 - iv) A strategy for roads and development parcels.
 - v) A strategy for mitigation to reduce light pollution during construction.

All lighting shall be installed in accordance with the approved details.

Reason: To minimise light pollution from the construction and operational phase of development and to ensure that the proposals are in accordance with the principles of the outline submission in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial

Review), Policies ESD10 and ESD15 of the Cherwell Local Plan 2011-2031 (Part 1), saved policy C28 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework

Water supply and Foul water drainage

15. i) Any Reserved Matters shall include a detailed surface water strategy and drainage plans relating to that Reserved Matters submission. The strategy shall demonstrate how the management of water within the submission accords with the approved details of the outline Flood Risk Assessment. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the Reserved Matters site or joins any water body.
- ii) The submitted strategy shall include details of all flow control systems and the design, location and capacity of all strategic SuDS features within the Reserved Matters submission and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities relating to that Reserved Matters submission. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.
- iii) The development of each Reserved Matters submission shall be carried out in full accordance with the approved detailed surface water strategy for that Reserved Matters submission and that development shall not be occupied or used until such time as the approved detailed surface water measures serving that building have been fully completed in accordance with the approved details.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site and to ensure new environments and habitats are formed across the site in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policies ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

LAP details

16. a) Any Reserved Matters submission which incorporates Local Areas of Play (LAPs), Sites for Imaginative Play (SiPs) or other areas of informal play in accordance with the Site-Wide Youth and Play Strategy shall include details of site levels, play features, seating, pathways, planting and landscaping relating to that LAP, SiP or other area of informal play and a strategy for their implementation and management.
- b) The development of each Development Parcel shall be carried out in accordance with the relevant agreed details and retained thereafter.

c) Any trees or planting which form part of an agreed scheme pursuant to this condition and which should die or require replacement within the first 5 years after completion of the scheme shall be replaced as soon as practicable in the first available planting season.

Reason: To ensure that the proposals deliver appropriate an amount and variety of recreational opportunities for all ages in accordance with the submitted illustrative masterplan in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policies BSC11 and ESD15 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

Site levels and Groundworks details

17. a) Notwithstanding the approved plans, as part of the Reserved Matters, details shall be submitted of site levels, earthworks and ground contamination for that Reserved Matters area to include protection of ground to be reinstated to landscape; methodology of any soil stripping, storage, handling, formation level decompaction, and soil re-spreading.
b) All groundworks for that development should be carried out in accordance with the approved details

Reason: To ensure that risks from the movement of soil and construction activity associated with development are appropriately managed throughout the construction timescale and across the delivery of the development appropriate to neighbouring land uses, together with managing controlled waters, property and ecological systems, neighbours and other offsite receptors in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policies ESD15 and BSC11 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

Fibre Optic Implementation

18. a) As part of the Reserved Matters submission for any Development Parcel, a strategy shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate the completion of infrastructure to facilitate the provision of fibre optic cable to each Development Parcel upon the completion of the infrastructure in accordance with the approved site wide strategy.
b) The scheme shall be implemented in accordance with the agreed timescales and retained thereafter.

Reason: To provide appropriate and sustainable infrastructure for high-speed internet connection in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

Tree/Hedgerow management during construction and replacement and new planting

19. As part of the Reserved Matters submission a strategy and associated plans for the following shall be submitted to and agreed in writing by the Local Planning Authority.
- i) A strategy for the ongoing management, felling and replacement planting of existing trees within or adjacent to the development.
 - ii) A strategy for other standalone and groups of trees and hedgerows on the within the Reserved Matters.
 - iii) Details of tree protection measures relating to that Development Parcel in accordance with BS5837:2012 (or succeeding and/or replacement legislation) to be maintained throughout construction.
 - iv) A strategy for implementation and retention of new and existing trees, tree groups, tree belts or hedgerows within the Development Parcel
- b) The development of each Development Parcel shall be implemented in accordance with the agreed strategy and timescale relating to that Development Parcel and retained thereafter.

Reason: To ensure that the proposals deliver appropriate management and retention of the existing tree cover to the site in accordance with the submitted Landscape Strategy and Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

Parking and sustainable travel strategy – including EV charging

20. As part of the Reserved Matters submission a strategy shall be set out for the car parking ratio in accordance with maximum levels set out in Oxfordshire County Council Parking Standards. The submitted Strategy shall be based on:
- i) Reducing car parking provision below the maximum ratio based on location in relation to facilities and type of housing.
 - ii) The provision of electric vehicle charging points to all properties and to include a minimum of 50% to communal car parking and to all disabled parking spaces.
 - iii) For residential purposes cycle parking should be within a covered, lockable enclosure in a convenient, secure location, with visitor parking located as near as possible to the main entrance of buildings.
 - iv) All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- b) The approved scheme shall be implemented in accordance with the agreed strategy relevant to reserved matters submission.

Reason: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use

of the car in accordance with Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework.

Waste and Recycling Facilities

21. a) The Reserved Matters submission will include details of proposed refuse and waste recycling facilities for the proposed building(s) in that submission.
- b) The approved scheme for any individual building shall be implemented before that building is brought into use and shall be thereafter retained.
- c) No materials, goods or refuse shall be stored or deposited in the open on any part of the site at any time, other than as may be associated with construction on the site.

Reason: To ensure the satisfactory appearance and functioning of the development, and to promote recycling in accordance with the requirements of Policy PR7b of the Cherwell Local Plan 2011-2031 (Part 1, Partial Review), Policy ESD15 of the Cherwell Local Plan 2011-2031 (Part 1) and the aims and objectives of the National Planning Policy Framework

62

Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL

The Committee considered application 22/01756/F for alterations and repairs to a listed farmhouse and annexe, refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access for Manor Oak Homes/G B Bishop Fruedling & C A Parson at Stratfield Farm, 374 Oxford Road, Kidlington, Oxfordshire, OX5 1DL.

Huw Mellow, on behalf of the agent for the applicant, Carter Jonas, addressed the Committee in support of the application.

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

Resolved

That application 22/01756/F, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to the conditions as 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 following plans and documents:

Plans:

219-100 – Site Location Plan
219-100 Rev B – Existing Site Plan
219-101 Rev B – Farmhouse Existing Ground Floor Plan
219-102 Rev B - Farmhouse Existing First Floor Plan
219-103 Rev A - Farmhouse Existing Elevations
219-104 Rev A – Farmhouse Existing Elevations
219-105 Rev A – Existing Elevations A1 Annexe
219-106 Rev A – Existing Plans A1 Annexe
219-108 Rev A – Existing Plans Block B and C
219-109 Rev A – Existing Elevations Block B and C
219-110 Rev A – Existing Plans Block D
219-111 Rev A – Existing Elevations Block D
219-112 Rev A – Existing Plans Block E
219-113 Rev A – Existing Elevations Block E
219-114 Rev A – Existing Plans Block F
219-115 Rev A – Existing Elevations Block F
219-116 Rev A – Existing Plans Block G and H
219-117 Rev A – Existing Elevations and Section Block G
219-118 Rev A – Existing Elevations Block H
219-200 Rev B – Proposed Site Plan
219-201 Rev A – Farmhouse Proposed Ground Floor Plan
219-202 Rev A - Farmhouse Proposed First Floor Plan
219-203 Rev A - Farmhouse Proposed Elevations
219-204 Rev A – Farmhouse Proposed Elevations
219-205 Rev A – Proposed Elevations A1 Annexe
219-206 Rev A – Proposed Plans A1 Annexe
219-207 Rev A – Proposed Plans Block B and C
219-208 Rev A – Proposed Plans Block B and C
219-209 Rev A – Proposed Elevations Block B and C
219-210 Rev A – Proposed Ground Floor Plans Block D
219-211 Rev B – Proposed First Floor Plans Block D
219-212 Rev A – Proposed Elevations Block D
219-213 Rev A – Proposed Plans Block E
219-214 Rev A – Proposed Elevations Block E
219-215 Rev A – Proposed Plans Block F

219-216 Rev A – Proposed Elevations Block F 2
19-217 Rev A – Proposed Ground Floor Plan Block G
219-218 Rev A – Proposed First Floor Plan Block G
219-219 Rev A – Proposed Elevations Block G
219-220 Rev A – Proposed Sections (Outbuildings)
219-222 – Proposed Site Section
219-224 – Proposed Car Port

Documents:

Statement of Community Involvement produced by Carter Jonas LLP;
Planning Statement by Carter Jonas LLP;
Design & Access Statement produced by RG&P Architects;
Arboricultural Impact Assessment by Aspect;
Archaeological Evaluation by Thames Valley Services;
Heritage Impact Assessment by Asset Heritage Consulting;
Landscape & Visual Impact Assessment by Aspect Landscape Planning;
Flood Risk Assessment by MAC Consulting;
Transport Assessment by MAC Consulting;
Framework Travel Plan by MAC Consulting;
Air Quality Assessment by Redmore Environmental;
Noise Impact Assessment by Professional Consult;
Sustainability and Energy Statement by Manor Oak Homes Limited;
Ecological Appraisal by Aspect.
Stratfield Farmhouse - Method statement for Repairs by James
MacKintosh Architects

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.

**Construction and Environmental Management Plan (CEMP)
(including a Construction Traffic Management Plan (CTMP))**

3. No development shall take place until a Construction and Environmental Management Plan (CEMP) (including a Construction Traffic Management Plan (CTMP)) has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include:
 - i) Working hours and delivery times
 - ii) Materials storage and details of the construction compound, including any securing fencing or hoarding for the development, as appropriate.
 - iii) Construction access detail
 - iv) Details of site manager and any overseeing professionals (e.g. ecologist)
 - v) Recording and management of the historic fabric

The CEMP shall be implemented in accordance with the submitted details throughout the development process.

Reason - To manage the development and to ensure that the development is appropriately managed in terms of the access, construction traffic and management of the historic fabric and potential ecology on the site in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Drainage

4. No development shall take place until details of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. The details shall include a timescale for implementation of all drainage and long term management of any sustainable drainage systems used in the management of surface water including how the proposal aligns with the proposals for the wider PR7b site.

The agreed details shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason - To ensure satisfactory drainage of the application site and development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Access

5. No development shall take place until details of the permanent access including the implementation of visibility splays, surfacing and drainage detail have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented in accordance with the approved details prior to the first occupation of the farmhouse.

Reason - To ensure satisfactory access to the site for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

6. Units B/C, D, F/F1 and G hereby approved shall not be occupied until the access route serving the wider site (under planning permission 22/01611/OUT) has been provided and has been opened for vehicular traffic.

Reason - To ensure satisfactory access to the site and the provision of parking arrangements can be accessed for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Materials

7. No development above slab level shall take place until details of all external materials, with samples/ sample panels where appropriate,

have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason – To ensure that the development preserves and enhances the character and setting of the Listed Building and the historic fabric of the building in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Orchard and Landscaping

8. The Orchard shown on drawing number 219-200 Rev B (Site Plan As Proposed) shall not form part of the residential curtilage of any property hereby approved. Prior to the first occupation of the development, details of all soft landscaping including details of ground preparation, planting species and density and long term management of the Orchard shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out in accordance with the approved details in the first available planting season. Any plant or tree that dies or becomes diseased within the first five years post implementation shall be replaced with a specimen of similar age and species and shall be implemented in the first available planting season.

Reason - To ensure that landscaping within the red line area of the site is carried out in a manner that respects the historic fabric, to ensure this would not harm the character and setting of the designated heritage asset and to ensure that the orchard does not take on a domestic character that would be harmful to the visual amenities of the area in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Ecology enhancement

9. Prior to first occupation of the development the recommendations of the submitted Ecological Appraisal by Aspect (reference: 5176 EcoAp vf ND/CL) shall be carried out. Details of enhancements detailed within the Report, including the location and detail of bat and bird boxes to achieve biodiversity net gain shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the identified mitigation measures and Biodiversity Net Gain are carried out in a manner that minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate and that respects the historic fabric and to ensure this would not harm the character and setting of the designated heritage asset in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Permitted Development Removal

10. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or succeeding and replacement legislation no works or additions under Schedule 2 Part 1 or Part 2 shall be carried out relating to any of the dwellings hereby approved or within their curtilage or relating to the existing orchard area without prior express consent of the Local Planning Authority.

Reason: To ensure that any future development, extensions or alterations to the listed building or the curtilage is carried out in a manner that respects the historic fabric and to ensure that there is not an inappropriate proliferation of ancillary buildings or features which would harm the character and setting of the designated heritage asset in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Parking and Turning areas

11. All parking and manoeuvring areas identified on the approved plans set out in Condition 2 shall be implemented prior to the first occupation of the approved development. Once implemented all parking, turning areas and garages shall remain for use of parking and manoeuvring of vehicles and shall not be used for alternative uses.

Reason - To ensure satisfactory functioning of the application site and to ensure that the integrity and appearance of the historic environment is not undermined by unnecessary residential paraphernalia in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

EV Charging Points

12. No development above slab level shall take place until details of EV charging points have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter.

Reason - To ensure satisfactory access to the site for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Lighting

13. No development above slab level shall take place until details of all external lighting have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter. No further lighting shall be implemented without prior written approval of the Local Planning Authority.

Reason - To ensure lighting of the development is appropriate for future residents and users of the development, appropriate in terms of the setting and character of the designated heritage asset and respects protected species (e.g. bats) which may be affected by lighting in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

63

Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL

The Committee considered application 22/01757/LB, a listed building consent application for alterations and repairs to a listed farmhouse and annexe, refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access for Manor Oak Homes/G B Bishop Fruedling & C A Parson at Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL.

Huw Mellow, on behalf of the agent for the applicant, Carter Jonas, addressed the Committee in support of the application.

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

Resolved

That application 22/01757/LB, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to the conditions as 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 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) 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 in accordance with the following plans and documents:
Plans:
219-100 – Site Location Plan
219-100 Rev B – Existing Site Plan

219-101 Rev B – Farmhouse Existing Ground Floor Plan
219-102 Rev B - Farmhouse Existing First Floor Plan
219-103 Rev A - Farmhouse Existing Elevations
219-104 Rev A – Farmhouse Existing Elevations
219-105 Rev A – Existing Elevations A1 Annexe
219-106 Rev A – Existing Plans A1 Annexe
219-108 Rev A – Existing Plans Block B and C
219-109 Rev A – Existing Elevations Block B and C
219-110 Rev A – Existing Plans Block D
219-111 Rev A – Existing Elevations Block D
219-112 Rev A – Existing Plans Block E
219-113 Rev A – Existing Elevations Block E
219-114 Rev A – Existing Plans Block F
219-115 Rev A – Existing Elevations Block F
219-116 Rev A – Existing Plans Block G and H
219-117 Rev A – Existing Elevations and Section Block G
219-118 Rev A – Existing Elevations Block H
219-200 Rev B – Proposed Site Plan
219-201 Rev A – Farmhouse Proposed Ground Floor Plan
219-202 Rev A - Farmhouse Proposed First Floor Plan
219-203 Rev A - Farmhouse Proposed Elevations
219-204 Rev A – Farmhouse Proposed Elevations
219-205 Rev A – Proposed Elevations A1 Annexe
219-206 Rev A – Proposed Plans A1 Annexe
219-207 Rev A – Proposed Plans Block B and C
219-208 Rev A – Proposed Plans Block B and C
219-209 Rev A – Proposed Elevations Block B and C
219-210 Rev A – Proposed Ground Floor Plans Block D
219-211 Rev B – Proposed First Floor Plans Block D
219-212 Rev A – Proposed Elevations Block D
219-213 Rev A – Proposed Plans Block E
219-214 Rev A – Proposed Elevations Block E
219-215 Rev A – Proposed Plans Block F
219-216 Rev A – Proposed Elevations Block F
219-217 Rev A – Proposed Ground Floor Plan Block G
219-218 Rev A – Proposed First Floor Plan Block G
219-219 Rev A – Proposed Elevations Block G
219-220 Rev A – Proposed Sections (Outbuildings)
219-222 – Proposed Site Section
219-224 – Proposed Car Port

Documents:

Statement of Community Involvement produced by Carter Jonas LLP;
Planning Statement by Carter Jonas LLP;
Design & Access Statement produced by RG&P Architects;
Archaeological Evaluation by Thames Valley Services;
Heritage Impact Assessment by Asset Heritage Consulting;
Stratfield Farmhouse - Method statement for Repairs by James
MacKintosh Architects

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.

Further heritage detail

3. Notwithstanding the approved plans, no development shall take place until the following details have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plans. The details shall include the following:
 - a) A method statement to record of areas to be retained and how these will be supported during the rebuilding and alteration work including thermal upgrade, lighting installation, ventilation detail and installation of fire and smoke detection measures.
 - b) In relation to Stratfield Farmhouse:
 - i. Details at a scale of 1:10 and 1:2 or alternative agreed scale for the proposed works including the new opening in the Kitchen, footings, floor repairs, fitted furniture and kitchen units and a condition survey and schedule of window, floors and doors to be repaired and refurbished including specialist joinery information.
 - ii. Decoration detail (which should be breathable in nature)
 - iii. Method statement in relation to roof repairs and new rooflight details
 - c) In relation to outbuildings and other curtilage buildings
 - i. Details at a scale of 1:10 and 1:2 or alternative agreed scale relating to joinery details for all doors, windows and glazed screens, including recess lintels and cills including high level windows and rooflights
 - ii. Samples of new cladding and roofing materials to used as part of new or refurbished buildings
 - iii. Drainage details to be painted cast iron, or heritage aluminium with dimpled paint finish and brackets.

Reason: In order to ensure appropriate detail for the repair and long term future of the historic farmhouse and heritage assets on the site in accordance with saved Policy C28 of the Cherwell Local Plan 1996, Historic England guidance and the aims and objectives of the National Planning Policy Framework.

The Committee considered application 23/01424/F for the demolition of an existing dwelling and erection of a new building to be used as a 9 bedroom

House in Multiple Occupation. Widening of dropped kerb for B-Hive Living Ltd at 1 George Street, Bicester, OX26 2EB.

Williams Johnson-Mota, the applicant, addressed the Committee in support of the application.

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

Resolved

That application 23/01424/F, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

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 information contained within the application form and the following approved plans:

- Site Location Plan
- Drawing number SU11 – [Existing site and location plan]
- Drawing number PL11 Rev E – [Proposed site plan]
- Drawing number PL10 – [Proposed plans and 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.

3. Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road

infrastructure and local residents, particularly at morning and afternoon peak traffic times.

4. The materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing adjoining building.

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.

5. Full details of the enclosures along all boundaries of the site and any additional enclosures required to make the development acceptable shall be submitted to and approved in writing by the Local Planning Authority before the building hereby approved reaches slab level and such means of enclosure shall be erected prior to the first occupation of the building and retained in perpetuity.

Reason: In the interest of highway safety, 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 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.

6. Prior to the first occupation of the development hereby approved, the parking and manoeuvring area shall be provided in accordance with the plan approved (Drawing No. PL11 Rev E) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times.

Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

7. The development hereby approved shall not be occupied until details of how Secured by Design measures have been incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details of how the scheme accords with the secure by design principles shall include: details of all bedroom doors being certified to PAS24, with a door viewer installed; details of a secure postal strategy; and details of a visitor notification system (doorbell) for each bedroom. The Secure by Design

measures shall be implemented in accordance with the approved detail and be retained and maintained in perpetuity.

Reason: In order to ensure the safety and security of any future occupants of the site and to comply with Government guidance contained within the National Planning Policy Framework and the Crime and Disorder Act 1998.

8. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the first use or occupation of the development hereby permitted, bin storage facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The bin storage facilities so provided shall thereafter be permanently retained.

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/flies/vermin/litter in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies ENV1, C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. The first floor window in the 'blind side' elevation (serving the corridor) shall be obscure glazed, using manufactured obscure glass that is impenetrable to sight, (not an applied adhesive film) before the extension is first occupied and shall be permanently retained as such thereafter. The window shall also be nonopening, unless those parts which can be opened are more than 1.7m above the floor level of the room in which it is installed and shall be permanently retained as such thereafter.

Reason: To ensure that the amenities of the occupants of bedroom 8 and the neighbouring properties are not adversely affected by a loss of privacy in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

The Committee considered application 23/01927/F for a part retrospective - change of use from a 6 bedroom HMO to an 8 bedroom HMO (Sui Generis) for Mrs Jenny Surtees at 43A George Street, Bicester, OX26 2ED.

Jenny Surtees, the applicant, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officers' report and presentation and the addresses of the public speaker.

Resolved

That application 23/01927/F, in line with the officer's recommendation, be approved and authority be delegated to the Assistant Director Planning and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary).

Conditions

1. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans:

- Design and Access Statement
- Site Location Plan
- Drawing number SLP – [Site and Location Plans]
- Drawing number OX262EDFP02 – [Floor Plan Layout]

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.

2. Within 3 months of the date of this decision, Secured by Design measures shall be installed in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details of how the scheme accords with the secure by design principles shall include: details of all bedroom doors being certified to PAS24, with a door viewer installed; details of a secure postal strategy; and details of a visitor notification system (doorbell) for each bedroom. The Secure by Design measures shall be retained and maintained in perpetuity.

Reason: In order to ensure the safety and security of any future occupants of the site and to comply with Government guidance contained within the National Planning Policy Framework and the Crime and Disorder Act 1998.

3. The parking and manoeuvring areas, shown on approved plan SLP shall be retained in perpetuity and be kept unobstructed except for the parking and manoeuvring of vehicles at all times.

Reason: In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

4. Within 3 months of the date of this decision, the enclosures along all boundaries of the site and any additional enclosures required to make the development acceptable shall be erected in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The boundary treatment so provided shall thereafter be permanently retained.

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 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. Within 3 months of the date of this decision, covered cycle parking facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

6. Within 3 months of the date of this decision, the bin storage facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The bin storage facilities so provided shall thereafter be permanently retained.

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/flies/vermin/litter in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies ENV1, C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

The application had been withdrawn from the planning process by the applicant.

67 **1 Elizabeth Rise, Banbury, OX16 9LZ**

The Committee considered application 23/01952/F for a single and two storey front extensions, first floor side extension and single and two storey rear extensions, removal of chimney on south-west elevation (revised scheme of 22/03323/F and 23/01059/F) for Mr G Ashraf at 1 Elizabeth Rise, Banbury, OX16 9LZ.

Councillor Kieron Mallon addressed the Committee as Local Ward Member.

Ian Lyne, local resident, addressed the committee in objection to the application.

It was proposed by Councillor Harwood and seconded by Councillor Reynolds that application 23/01952/F, be refused, against the officers' recommendation, due to flooding risk, overdevelopment of the site and excessive parking and was therefore contrary to Policy DSD15 of the Cherwell Local Plan 2011-2031 (with the exact wording delegated to officers).

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

Resolved

That application 23/01952/F be refused, contrary to the officer's recommendation, for the following reasons:

1. By reason of its scale, form and massing, the proposal would result in overdevelopment of the site and would therefore adversely affect the character and appearance of the area. In addition, the proposal would result in excessive hardstanding exceeding the car parking capacity of the property, which would cause water problems and localized flooding due to water run off. The proposal would therefore be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031.

68 **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 7.05 pm

Chairman:

Date: