

Case Officer: Rebekah Morgan

Applicant: Mr Stuart Parkhurst

Proposal: Discharge of Conditions 7 (lighting details), 9 (bin storage), 10 (covered cycle parking facilities) & 11 (boundary enclosures) of 22/02491/CDC

Ward: Bicester East

Councillors: Cllr. Tom Beckett, Cllr. Donna Ford and Cllr. Rob Parkinson

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

Expiry Date: 07 October 2024

Committee Date: 03 October 2024

SUMMARY RECOMMENDATION: DISCHARGE CONDITIONS 7, 9, 10 and 11 OF APPLICATION 22/02491/CDC.

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The development site is located in a residential area of Bicester to the northeast of Bicester town centre.
- 1.2. Approval was granted last year for the demolition of the Bicester East Community Centre, and replacement with a new community building (located on the north side of the site) and 6 dwellings (located on the west side of the site), with associated car parking.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge conditions 7, 9, 10 and 11 of 22/02491/CDC. Condition 7 is a general site condition relating to the whole development. Conditions 9, 10 and 11 relate to the new community centre element of the development only.

- 2.2. Condition 7 (Lighting details):

Details of any external lighting/security lighting/floodlighting including the design, position, orientation, and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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

- 2.3. Condition 9 (Bin store details):

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

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

2.4. Condition 10 (Covered cycle store details):

Prior to the first use of the community centre building hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

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

2.5. Condition 11 (Boundary treatment details):

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

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

3. RELEVANT PLANNING HISTORY:

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

22/02491/CDC – Demolition of existing Bicester East Community Centre and construction of new community hall, 6no. dwelling and car parking. Removal of Public Telephone Kiosk and repositioning of footpath. APPROVED

23/01469/DISC: Discharge of Conditions 4 (replacement tree planting), 5 (arboricultural method statement) and 8 (schedule of materials and finishes) of 22/02491/CDC. APPROVED

4. RESPONSE TO CONSULTATION

4.1. OCC HIGHWAYS: No objection, the submission of amended information has addressed the initial objection.

4.2. CDC ENVIRONMENTAL PROTECTION: No objections or observations.

4.3. CDC WASTE AND RECYCLING: No comments received.

5. APPRAISAL

5.1. Condition 7 (Lighting details):

The submitted details show that three lighting columns are proposed in the car park to the rear of the dwellings. They would be located on the eastern side of the car park to prevent any significant light spill into the rear gardens of the existing and approved dwellings.

The submitted lighting plan has been reviewed by the Council's Environmental Protection Officer who has advised the details are satisfactory and recommends the condition is discharged.

The lighting scheme is therefore considered to be appropriate for the development and the condition is recommended to be discharged.

5.2. Condition 9 (Bin store details):

The proposed bin store is of a suitable size to accommodate three 1,100 litre bins. The bin store would be located to the side of the community centre. It would be fenced off to ensure it is secure and not so visually intrusive within the wider street scene.

The proposed details are considered to be appropriate for the development and the condition is recommended to be discharged.

5.3. Condition 10 (Covered cycle store details):

Amended cycle store details have been submitted to re-locate the cycle store within the site boundary and increase the size in response to comments made by the Local Highway Authority.

The Local Highways Authority no objection to the amended details and has confirmed they overcome their initial objection.

The proposed details are considered to be appropriate for the development and the condition is recommended to be discharged.

5.4. Condition 11 (Boundary treatment details):

The application proposes a 2 metre high weldmesh security fencing around the perimeter of the community centre. The fencing would provide adequate security without blocking light to the centre and can be easily maintained. The community centre is set back from the main road, positioned in the corner of the open space, therefore, the fencing would not be an overly prominent feature within the street scene.

Along the boundary between the car park and the open space/play area, the application proposes 1 metre high bollards. This boundary treatment will prevent vehicles driving on to the area whilst retaining the openness of the space.

The proposed boundary treatment is considered to be appropriate for the development and the condition is recommended to be discharged.

6. RECOMMENDATION

That planning conditions 7, 9, 10 and 11 of 22/02491/CDC be discharged based upon the following:

Condition 7

In accordance with External Lighting document prepared by Dextra Group Plc dated 04.04.2023 and Product Specification document (Opus Column) prepared by Dextra Group Plc.

Condition 9

In accordance with drawing numbers 5046/G/20/003 Rev C7 and 5046/G/20/011 Rev P2.

Condition 10

In accordance with drawing numbers 5046/G/20/003 Rev C7 and 5046/G/20/011 Rev P2.

Condition 11

In accordance with drawing number 5046/G/20/003 Rev C7.

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