

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 19 March 2026 at 4.00 pm

#### Present:

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

#### Substitute Members:

Councillor Rob Pattenden (In place of Councillor David Hingley)

#### Apologies for absence:

Councillor Phil Chapman  
Councillor Becky Clarke MBE  
Councillor Dr Isabel Creed  
Councillor David Hingley

#### Officers:

Paul Seckington, Head of Development Management  
Ian Boll, Executive Director Place & Regeneration  
Denzil Turbervill, Head of Legal Services  
Lewis Knox, Senior Planning Officer  
Rebekah Morgan, Principal Planning Officer  
Matt Swinford, Democratic and Elections Officer  
Martyn Surfleet, Democratic and Elections Officer

**9. Land West of Denbigh Close Adjacent to Broughton Road, Banbury.**

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

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

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

**10. 38 Longfields, Bicester, OX26 6QL.**

Councillor Chris Pruden, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Les Sibley, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

**11. 73 High Street, Kidlington, OX5 2DN.**

Councillor Fiona Mawson, Other Registerable Interest, as a member of Kidlington Town Council which had been consulted on the application.

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

**13. Dashwood Apartments, Dashwood Road, Banbury, OX16 5HA.**

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

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

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

95 **Requests to Address the Meeting**

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

96 **Minutes**

The Minutes of the meeting held on 15 January 2026 were agreed as a correct record and signed by the Chair.

At the request of the Committee, the Head of Development Management gave an update on application reference 25/01346/OUT under minute reference 87.

97 **Chair's Announcements**

1. The Chair reminded members of the public that only registered speakers were entitled to speak at the committee meeting at the time instructed by the Chair and members of the public should remain quiet during the meeting and not cause disturbance.
2. The Chair discouraged Members from leaving the Chamber during an agenda item, however if they were in a situation where they had to leave the meeting urgently, to do so but be mindful of timing if intending to stay in the meeting.

98 **Urgent Business**

There were no items of urgent business.

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

There were no proposed pre-committee site visits.

100 **Appeals Progress Report**

The Assistant Director Planning submitted a report which informed Members about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

**Resolved**

- (1) That the position statement be accepted.

101 **Land West of Denbigh Close Adjacent to Broughton Road, Banbury**

The Committee considered application 25/02174/OUT, an outline application for the erection of up to 58 dwellings, associated public open space, sustainable urban drainage systems, other infrastructure and access from Broughton Road at Land West of Denbigh Close, Adjacent to Broughton Road, Banbury for Lone Star Land Limited.

Councillor Kieron Mallon addressed the Committee as a Local Ward Member.

Andy Wilkins, the agent on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Harwood that the application be deferred until the Section 106 legal agreement was completed. The motion was not seconded and therefore fell.

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

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

### **Resolved**

That, in line with the officer's recommendation, authority be delegated to the Assistant Director Planning to grant permission for application 25/02174/OUT subject to:

- i. The conditions set out below (and any amendments to those conditions as deemed necessary) and
- ii. The completion of a planning obligation under section 106 of the town and country planning act 1990, as substituted by the planning and compensation act 1991, to secure the following (and any amendments as deemed necessary)
  - a) provision of 30% affordable housing on site
  - b) contribution to CDC for the provision or enhanced facilities at The Hill, Sunshine Centre or community facilities at Woodgreen Leisure Centre - £63,911.50
  - c) contribution to CDC towards outdoor sport provision - £162,804
  - d) contribution to CDC towards indoor sport at Woodgreen Leisure Centre or a new indoor sport facility in the locality - £61,655
  - e) contribution to CDC towards initiatives to support groups for residents - £6,750
  - f) contribution to CDC towards public art within the vicinity - £16,290
  - g) payment of the District Council's monitoring costs of £5,000
  - h) contribution to OCC of £79,112 for enhanced public transport
  - i) contribution to OCC of £583,478 for secondary education provision
  - j) contribution to OCC of £56,364 for secondary education land
  - k) contribution to OCC of £47,215 for special education needs
  - l) contribution to OCC of £6,003 for household waste and recycling centres
  - m) payment of the County Council's monitoring costs – TBC
  - n) contribution to BOBICB for health care enhancements – TBC and
  - o) contribution to Thames Valley Police for enhanced policing resource – TBC
1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate mitigation required as a result of the development and necessary to make the ecological, landscape and highway impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to development plan

policies SLE4, ESD10, ESD13, INF1, C7, C8 and C28 and national guidance contained in the National Planning Policy Framework.

### Conditions of Approval

#### **Time limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the case of the reserved matters, the final application for approval shall be made not later than the expiration of 18 calendar months beginning with the date of this permission.

Reason: This permission is in outline only and is granted 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.

3. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 18 months from the date of this permission and the development hereby permitted shall be begun either before the expiration of 40 calendar months 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 (General Development Procedure) Order 2015 (as amended). The time period for submission has been reduced from standard period. The application has been submitted to address the Council's 5-year housing land supply position and is in accordance with the applicant's planning statement.

#### **Compliance with Plans**

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

Site Location Plan – RL01

Parameter Plan – 04

Parameter Plan Green Infrastructure – 05

Site Access Connection (included within Transport Statement) – 27014-01

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.

5. Prior to the first use or occupation of the development hereby approved, details of the revised position of the northbound bus stop should be submitted and approved in writing by the Local Planning Authority. Thereafter the bus stop shall be implemented in accordance with the approved details.

Reason: To promote sustainable travel modes.

6. No development shall commence unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in accordance with the approved details prior to first occupation of the development and shall be retained as such thereafter.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

7. Prior to 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. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details. The CTMP will need to incorporate the following in detail:
  - Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
  - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
  - The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
  - No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval.
  - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
  - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and the residential amenities of neighbouring occupiers.

8. No development shall commence unless and until full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing, lighting and drainage, have been submitted to and approved in writing by the Local Planning Authority. The access, driveways and turning areas shall be constructed in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

9. As part of any application for reserved matters relating to layout, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall not be implemented other than in accordance with the approved details and shall be implemented before the development is completed. It shall thereafter be managed in accordance with the approved details. The scheme shall also include:
- Discharge rates based on 1:1 year greenfield run off rate
  - Discharge Volumes
  - SUDS
  - Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)
  - Infiltration in accordance with BRE365
  - Detailed drainage layout with pipe numbers.
  - Network drainage calculations
  - Phasing
  - Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)
  - A detailed maintenance regime for all proposed drainage features and SuDS features.
  - A detailed surface water catchment plan.

Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community and to ensure compliance with Policy ESD 6 and 7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance 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.

10. As part of any reserved matters application including layout, a noise assessment shall be submitted and approved in writing by the Local Planning Authority demonstrate how acceptable internal and external noise levels will be achieved for the proposed dwellings and amenity spaces. If the proposal includes the use of background ventilation, then a ventilation and overheating assessment should be carried out and submitted to be approved. The development shall thereafter be carried out in accordance with the approved details and any mitigation retained thereafter.

Reason: To ensure the development provides a good standard of amenity for future residents in accordance with Policy ESD15 of the Cherwell Local Plan Part 1 (2015) and Government guidance in the National Planning Policy Framework.

11. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with 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. Thereafter the development shall be carried out in accordance with approved CEMP.

Reason: To ensure the environment is protected during construction in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

12. No development shall commence 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved Policy ENV12 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework

13. If a potential risk from contamination is identified as a result of the work carried out under condition 12, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation

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

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

14. If contamination is found by undertaking the work carried out under condition 13, 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 government guidance contained within the National Planning Policy Framework.

15. If remedial works have been identified in condition 14, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 9. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

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

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

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

17. Following the approval of the Written Scheme of Investigation referred to in condition 16, 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 (2024).

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

Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community and to ensure compliance with Policy ESD 6 and 7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance 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.

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

Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community and to ensure compliance with Policy ESD 6 and 7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.

20. No development shall commence unless and until a Landscape and Ecology Management Plan (LEMP), which shall also cover the construction phase of the development, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out or managed other than in accordance with 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 the National Planning Policy Framework.

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

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

22. No development shall commence including any demolition, and any works of site clearance, unless and until a method statement and

scheme for enhancing biodiversity such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, has been submitted to and approved in writing by the Local Planning Authority, which shall accompany any reserved matters application for layout and landscaping. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out in accordance with the approved details and shall be retained as such thereafter in accordance with the approved details.

Reason: To ensure the development provides a net gain in biodiversity in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

23. No development shall commence, including any demolition and any works of site clearance, unless and until a mitigation strategy for badgers, which shall include details of a recent survey (no older than six months), whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

24. No development shall commence until a wildlife-sensitive lighting scheme, in line with Bat Conservation Trust guidance on bats and artificial lighting at night (GN08/23) has been submitted to and approved in writing by the LPA. Thereafter, the development shall not be carried out other than in accordance with the approved lighting scheme.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

25. Prior to commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall detail proposed site security measures, to include (but not be limited to):
- Perimeter fencing and hoarding details
  - Access control measures for personnel and vehicles
  - Lighting, surveillance, and alarm provisions during construction
  - Measures to prevent unauthorised access outside of working hours

- Security protocols for storage of tools, materials, and plant machinery.

The approved CMP, including the site security measures, shall be implemented in full for the duration of the construction works and adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the security of the site, protect public safety, and prevent crime and anti-social behaviour during the construction phase, in accordance with DES1 of the South Oxfordshire Local plan and the aims of the National Planning Policy Framework (NPPF).

26. As part of any reserved matters application an LVA shall be submitted, the LVA shall include:

- 3D modelling, wirelines, or rendered photomontages (LI Visualisation Types 2-3) to show how the scheme responds positively to the underlying topography and its landscape context. The visualisations must be supported by narrative that identifies the mitigation measures inherent to the scheme and how these are necessary to protect landscape character.

The LVA must conform to best practice and guidance including demonstration that alternative layouts have been considered and the mitigation hierarchy has been followed as part of an iterative and coordinated design process.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

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### **38 Longfields, Bicester, OX26 6QL**

The Committee considered application 25/03231/F, an application for change of use from 5 bedroom Dwelling (class C3) to 8 bedroom HMO (class sui generis) at 38 Longfields, Bicester, OX26 6QL for Hexiqon Homes Ltd.

Councillor Donna Ford addressed the Committee as a Local Ward Member.

Jack Piccaver, applicant, addressed the Committee in support of the application.

It was proposed by Councillor Watkins and seconded by Councillor Conway that application 25/03231/F be approved, in line with the officer recommendation.

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

## **Resolved**

That, in line with the officer's recommendation, permission be granted for application 25/03231/F 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 form and following approved plans: - Drawing number BP.01 Rev A – [Block Plan/Location Plan] - Drawing number P.01 – [Proposed Elevations] - Drawing number P.02 – [Proposed Layout Plans] - Drawing number P.03 – [Proposed Kitchen and En-suite Layouts] - Drawing number P.04 Rev B – [Proposed Site Plan] - Drawing number P.05 – [Proposed Bin and Bike Stores] - Drawing number P.06 – [Proposed Drainage Plans]

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. 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.

4. Prior to the first occupation of the development hereby approved, the parking and manoeuvring area shall be provided in accordance with the plans approved (drawing numbers P.04 Rev B and P.05 and drawing titled 'Dropped kerb and swept path analysis Rev A') 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.

5. 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 drawing number P.04 Rev B and P.05. 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. Prior to the first use or occupation of the development hereby permitted, bin storage facilities shall be provided on the site in accordance with drawing numbers P.04 Rev B and P.05. 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.

7. The House in Multiple Occupation, hereby approved, shall only be let as a single room occupancy to limit the tenant numbers to not more than 8 persons.

Reason: In order to safeguard the amenities and character of the area, in the interests of highway safety and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

103

**73 High Street, Kidlington, OX5 2DN**

The Committee considered application 25/03055/F for a first floor extension over an existing converted garage (part retrospective) at 73 High Street, Kidlington, OX5 2DN for Mr and Mrs Parshad.

Councillor Dorothy Walker addressed the Committee as a Local Ward Member.

Mr Robert Packard, neighbour, addressed the Committee in objection to the application.

It was proposed by Councillor McLean and seconded by Councillor Parkinson that application 25/03055/F be refused against officer recommendation, as the application would have an adverse impact on the character, appearance and significance of the application property and would be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996, The Kidlington Masterplan 2016 and Government guidance contained within the National Planning Policy Framework (exact wording for reasons for refusal to be delegated to officers).

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

**Resolved**

That, against the officer's recommendation, application 25/03055/F be refused for the following reason:

1. The extension, by virtue of its size, scale and form, has an adverse impact on the character, appearance and significance of the application property, which is considered to be a nondesignated heritage asset. The proposal therefore runs contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996, The Kidlington Masterplan 2016 and government guidance contained within the National Planning Policy Framework.

104

**Hadsham Farm Hornton Lane, Horley, OX15 6BN**

The Committee considered application 25/01284/F, for the erection of venue buildings including an events barn, marriage ceremony barn, wedding suite, sauna cabin, guest eco cabins and associated landscaping at Hadsham Farm, Hornton Lane, Horley, OX15 6BN for Hadsham Farm Weddings.

It was proposed by Councillor Brant and seconded by Councillor Webb that application 25/01284/F be approved, in line with the officer recommendation.

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

## **Resolved**

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 25/021284/F subject to:

- i) The Local Lead Flood Authority removing their objection
- ii) The conditions set out below (and any amendments to those conditions as deemed necessary) and
- iii) The completion of a planning obligation under section 106 of the town and country planning act 1990, as substituted by the planning and compensation act 1991, to secure the following (and any amendments as deemed necessary):
  - a) The submission and approval of a Habitat Management and Monitoring Plan on land outside the red line boundary.
  - b) Payment of the Council's monitoring costs

## 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 in accordance with the application form and the following plans and documents: 03 152 P1, 03 200 P1, 03 300 P1, 03 301 P1, 03 302 P1 (X2), 03 303 P1, 03 304 P1, 03 305 P1, 03 306 P1, 05 303 P1, 05 304 P1, 05 301 P1, 05 305 P1, 03 150 P1, 03 151 P3, 03 160 P2

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.

### **Events**

3. The number of events per week shall not exceed three.

Reason: In the interests of visual amenity and to ensure the transport impact remains as assessed and does not increase without further consideration.

4. No wedding or event shall take place until a Event Management Plan has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character of the area and the amenities of residential properties in the local area in accordance with saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 20112031 Part 1 and Government guidance contained within the National Planning Policy Framework.

### **Materials**

5. No development shall commence above slab level until details of the external materials have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

### **Cycle Parking**

6. Prior to the first use of the development, covered and secure cycle parking shall be provided in accordance with the approved plans and thereafter permanently retained.

Reason: To promote sustainable transport in accordance with NPPF and Local Plan Policy SLE4.

### **Electric Vehicles**

7. An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points and shall comply with OCC's Electrical Vehicle Infrastructure Strategy - Policy EVI 8. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 117(e) of the National Planning Policy Framework.

### **Taxi Parking**

8. Prior to the first use of the development, a designated taxi and service vehicle turning area shall be provided and retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic, and to ensure safe on-site vehicle manoeuvring

### **Travel Information Pack**

9. A Travel Information Pack for event guests and staff shall be submitted to and approved by the Local Planning Authority prior to first occupation. It shall include details of public transport, walking, cycling routes, taxi services, and car-sharing options.

Reason: To encourage sustainable travel in accordance with Local Plan Policy SLE4.

### **Ecology**

10. No development shall commence (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include as a minimum:

- Risk assessment and mitigation of potentially damaging construction activities
- Identification of 'Biodiversity Protection Zones'
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- The location and timing of sensitive works to avoid harm to biodiversity features
- The times during construction when specialist ecologists need to be present on site to oversee works
- Responsible persons and lines of communication
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

11. An updated badger survey, which should take place no earlier than 6 weeks prior to commencement shall be submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

12. No wedding or event shall take place until a detailed lighting plan which includes a lux contour plan, to demonstrate that key habitats for bats such as the woodland, lake, and hedgerows will not be subject to lighting above recommended thresholds has been submitted to and approved by the local planning authority. This should follow the guidance set out in the BCT/ILP document Bats and Artificial Lighting in the UK (ILP, 2023). The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

13. No development shall commence above slab level until a method statement for enhancing the bat and bird boxes, hedgehog highways, hibernacula has been submitted to and approved in writing by the local planning authority. The biodiversity enhancement measures approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

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

### **Landscaping**

14. No development shall commence above slab level until a scheme for landscaping the site has been submitted to and approved in writing by the Local planning authority. The scheme shall include:
  - 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.),
  - 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,
- details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation or use of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

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### **Dashwood Apartments, Dashwood Road, Banbury, OX16 5HA**

The Committee considered application 25/02139/F for change of use from serviced apartments (Use Class C1) to their original use (Use Class C3) and as specialist supported accommodation at Dashwood Apartments, Dashwood Road, Banbury, OX16 5HA for Stepper Point.

It was proposed by Councillor Watkins and seconded by Councillor Webb that application 25/02139/F be approved, in line with the officer recommendation.

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

### **Resolved**

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 25/02139/F subject to the conditions set out below (and any amendments to those conditions as deemed necessary).

### Conditions

#### **Time Limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the application form and the following plans and documents:  
Site Location Plan: Ra 3546 s3 001  
Existing Site Plan Ra 3546 s3 002  
Existing Floor Plans – Block 1 Ra 3546 s3 040  
Existing Floor Plans – Block 2 Ra 3546 s3 045  
Proposed Site Plan Ra 3546 s3 200  
Proposed Floor Plans – Block 1 Ra 3546 s3 400  
Proposed Floor Plans – Block 2 Ra 3546 s3 450  
Existing and Proposed Elevations Ra 3546 s3 300

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.

### **Use**

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the apartments shall be used as supported living accommodation falling within Class C3(b) and for no other purpose.

Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of residential amenity, heritage and highway safety and in accordance with Policy ESD15 of the Cherwell Local Plan 2015.

### **Landscaping**

4. No development shall commence until a scheme for landscaping the site has been submitted to and approved in writing by the Local planning authority. The scheme shall include:
  - 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.),

- details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation or use of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

### **Cycle Parking**

5. 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.

The meeting ended at 7.30 pm

Chair:

Date: