

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 4 June 2026 at 4.00 pm

Present:

Councillor Robert Parkinson (Chair)
Councillor Douglas Webb (Vice-Chair)
Councillor Chris Brant
Councillor Besmira Brasha
Councillor Jean Conway
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lisa Smith

Substitute Members:

Councillor Nicola Borkmann (In place of Councillor Dorothy Walker)
Councillor Mark Gorman (In place of Councillor Yvonne Greene)

Apologies for absence:

Councillor Dr Isabel Creed
Councillor Yvonne Greene
Councillor Dorothy Walker

Officers:

Paul Seckington, Head of Development Management
Shiraz Sheikh, Assistant Director Law & Governance and Monitoring Officer
David Peckford, Assistant Director Planning
Denzil Turbervill, Head of Legal Services
Lewis Knox, Senior Planning Officer
Laura Kennedy, Senior Planning Officer
Emma Whitley, Principal Planning Officer
Martyn Surfleet, Democratic and Elections Officer
Natasha Clark, Governance and Elections Manager

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Declarations of Interest

9. Land East Of Barford Road Bloxham.

Councillor Douglas Webb, Other Registerable Interest, advised that they were friends with a farmer who farmed the land but was not the applicant and had no pecuniary interest.

10. Land North Of Grundon Merton Street Banbury.

Councillor Ian Harwood, 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.

12. Unit 14 Expeditionary Road, Ambrosden, OX25 2EJ.

Councillor Chris Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lisa Smith, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Nicola Borkmann, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

13. Town Centre House Southam Road Banbury OX16 2BZ.

Councillor Chris Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lisa Smith, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Nicola Borkmann, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

14. Units 17 To 24 Thorpe Place Banbury OX16 4XH.

Councillor Chris Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lisa Smith, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Nicola Borkmann, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

15. 48 Castle Quay Banbury OX16 5UW.

Councillor Chris Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lisa Smith, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Nicola Borkmann, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

4 Requests to Address the Meeting

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

5 **Minutes**

The Minutes of the meetings held on 16 April 2026 and 20 May 2026 were agreed as correct records and signed by the Chair.

6 **Chair's Announcements**

1. The Chair reminded members of the public that only registered speakers were entitled to speak at the committee meeting and would be invited to speak by the Chair at the appropriate time. Members of the public were requested to remain quiet during the meeting and not cause disturbance.
2. The Chair reminded Members that should they need to leave the room for any reason, that they should be mindful of timing and endeavour to be present for officers' presentation, public addresses and participate in the debate. Members were advised that voting was ultimately a matter for their own judgment.
3. The Chair referred to Constitution Review report agreed by Council in March 2026 whereby delegated authority was given to the Monitoring Officer, in consultation with the Chair, to review and amend the Planning Committee cycle to 3-weekly cycle. Revised dates would be sent to Members and the website updated.

7 **Urgent Business**

There were no items of urgent business.

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

There were no proposed pre-committee site visits.

9 **Appeals Progress Report**

The Head of Development Management 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.

Land East Of Barford Road Bloxham

The Committee considered application 25/01009/OUT, an outline application for the demolition of an existing building and development of up to 100 dwellings (Use Class C3) alongside open space, sustainable drainage and ancillary infrastructure with all matters reserved except for primary means of vehicular access from Barford Road at Land East Of Barford Road, Bloxham for Ainscough Strategic Land Limited.

Councillor Rob Pattenden addressed the Committee as Local Ward Member.

Dave Morris, on behalf of Bloxham Parish Council, addressed the Committee in objection to the application.

Karen Barnes, agent on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Conway and seconded by Councillor Webb that application 25/01009/OUT 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

- (1) That, in line with the officer recommendation authority be delegated to the Assistant Director Planning to grant permission for application 25/01009/OUT, subject to:
 - (i) The conditions set out below (and any amendments to those conditions as deemed necessary); and the inclusion of an additional condition as requested by Thames Water the wording of which will be agreed with the applicant.
 - (ii) The entering into a section 106 legal agreement to include the contributions and infrastructure (as set out in the Annex to the Minutes as set out in the Minute Book) (and any amendments to those conditions as deemed necessary) including reference to the need for the open space on the southern parcel of site to remain as open space in perpetuity.

Conditions

Time Limit

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

Approved Plans

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:
 - Site Location Plan. Drawing Reference No. LP01
 - Parameters Plan. Drawing Reference No. WE002 PP01 Rev M
 - Proposed Northern Site Access. Drawing No. 4613-F03 Rev D
 - Illustrative Landscape Strategy Plan. Drawing No. EDP 9032_D013c

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.

Access

4. 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 strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.

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

Vision Splays

5. The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level.

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

Traffic Calming

6. No development shall commence unless and until full details of a scheme of traffic calming across the site access along Barford Road, including position, layout, vision splays, construction, drainage and lighting, have been submitted to and approved in writing by the Local Planning Authority, together with a timetable for its implementation. Thereafter these works shall be constructed in accordance with the approved details and timetable.

Reason: In the interest of Highway Safety.

Cycle Parking

7. 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 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.

Electric Charging Points

8. Prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve and retained as such thereafter.

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 110(e) of the National Planning Policy Framework.

Construction Traffic Management Plan

9. 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 development shall not be carried out other than in accordance with the approved CTMP.

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

Travel Information Pack

10. Prior to first occupation the development a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. Thereafter the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Reason: To ensure all residents and employees are aware from the outset of the travel choices available to them, and to comply with Government guidance contained within the National Planning Policy Framework.

Travel Plan

11. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans", shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

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

Removal of Permitted Development Rights

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification, no development as specified in Schedule 2, Part 14, Classes A, B, H, I, and J, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To safeguard the operation of technical equipment located at RAF Barford St John by providing a reasonable and appropriate level of control over the installation of microgeneration equipment. To ensure the

development accords with the requirements of paragraph 102 (b) of the National Planning Policy Framework (December 2024).

Landscaping

13. In order to ensure a sufficient quantum of planting in the structural landscape planting mitigation area as shown on drawing No. PP01 Rev M a minimum overall density of 1 plant per 1m² is required.

Reason in the interests of achieving a satisfactory landscape mitigation scheme as required by Policy ESD13.

Construction Environment and Traffic Management Plan

14. No development shall commence until a Construction Environment and Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement shall provide for at a minimum:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
- Measures to control the emission of dust and dirt during construction;
- Delivery, demolition and construction working hours;
- The mitigation measures recommended at [Add References] of the submitted Environmental Statement.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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.

Landscape Ecological Management Plan

15. 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. The development shall not be carried out other than in full accordance with the approved LEMP including any/all timescales set out therein.

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.

Lighting

16. Prior to the first use of the development hereby approved details of the 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. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

Reason: In the interests of visual amenity and highway safety and to protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Landscaping

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, 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. Any trees, herbaceous planting and 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 current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development 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.

Open Space and Landscaping

18. No development shall commence above slab level unless and until full details of the provision, landscaping and treatment of open space within the site together with a timeframe for its provision shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter the open space shall be landscaped, laid out and completed in accordance with the approved details and retained at all times as open space.

Reason - In the interests of amenity, to ensure the creation of a pleasant environment for the development with appropriate open space and to comply with Policy BSC11 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Tree Removal

19. No removal of hedgerows, trees or shrubs, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

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.

Ecology

20. Within two months of the commencement of the development the site shall be thoroughly checked by an ecologist (member of the IEEM or similar related professional body) to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved mitigation 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.

Habitat Management and Monitoring Plan

21. No development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:
 - a non-technical summary

- the roles and responsibilities of the people or organisation(s) delivering the HMMP
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan.
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
- the monitoring methodology and frequency in respect of the created or enhanced habitat
- Details and number and location of bird and bat boxes to be provided.
- Notice in writing shall be given to the local planning authority when the:
 - HMMP has been implemented
 - Habitat creation and enhancement work as set out in the HMMP have been completed.
- The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.
- Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Surface Water Drainage

22. Construction shall not begin until/prior to the approval of first reserved matters; 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 subsequently be 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;
 - 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
- Details of the management of the culvert running between the site and the recreation ground opposite.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with government guidance contained within the National Planning Policy Framework.

SuDS As Built and Maintenance Details

23. 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 .pdf 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 prevent environmental and amenity problems arising from flooding and to comply with government guidance contained within the National Planning Policy Framework.

Contamination

24. 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 "Land Contamination Risk Management (LCRM)" 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.

Contamination Remediation.

25. If contamination is found by undertaking the work carried out under condition [24], 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 "Land Contamination Risk Management (LCRM)" 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.

Contamination. Completion of Remedial Works.

26. If remedial works have been identified in condition [24], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [25]. 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.

If remedial works have been identified in condition [24], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [25]. 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.

Archaeology

27. Prior to any demolition and commencement of 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).

28. Following the approval of the Written Scheme of Investigation referred to in condition 27, and prior to any demolition of the site and the commencement of development (other than in accordance with the agreed written scheme of investigation, a staged programme of archaeological evaluation and 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 2 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.

- (2) It was further resolved that if the section 106 agreement/undertaking was not completed within 6 months of this resolution and the permission was not able to be issued by this date and no extension of time had been agreed between the parties, the Assistant Director Planning be given delegated authority to refuse the application for the following reason:

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 infrastructure contributions and provisions required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policies BSC3, BSC10, BSC11, BSC12, SLE4 and INF1 Cherwell Local Plan 2015 and the aims and objectives of the National Planning Policy Framework.

11

Land North Of Grundon Merton Street Banbury

The Committee considered application 25/02998/F for a commercial development (Use Classes B8, Eg(i), Eg(ii), and Eg(iii)) along with car parking/yard areas and all associated development at Land North Of Grundon Merton Street Banbury for E5 Commercial (Higham Way) Ltd.

It was proposed by Councillor Conway and seconded by Councillor Harwood that the application 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

- (1) That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 25/02998/F 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):
 - Highway Works – Towards the implementation of the eastern active travel corridor scheme - £103,302

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 form and following approved plans:
 - 3414/08 – Proposed Site Plan
 - 3414/05 – Units 1-6 Plan and elevations
 - 3415/10 – Unit 7 Plan and elevations
 - 3415/11 – Units 8-9 Plan 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.

Highways

3. 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 strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed

vision displays shall be kept clear of obstructions higher than 0.6m at all times.

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

4. 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 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.
5. Prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve and retained as such thereafter.

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 110(e) of the National Planning Policy Framework

6. 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 development shall not be carried out other than in accordance with the approved CTMP.

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

Sustainable Drainage

7. The approved drainage system shall be implemented in accordance with the approved documents prior to the use of the building commencing:
 - Floor Risk Assessment and Drainage Strategy
 - Ref: FRA SUDS SBK-24-220-P01: September 2024
 - Appendix 1 – Location Plan and Aerial View
 - Appendix 2 – Topographical Survey
 - Appendix 3 – Masterplan
 - Appendix 4 – Sewer Records and Thames Water Correspondence
 - Appendix 5 – Planning Policy

- Appendix 6 – Drainage Strategy Drawings
- Appendix 7 – Hydraulic Calculations □ Appendix 8 - EA Product 4 Data

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

8. 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

Ecology

9. No development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:
 - a non-technical summary
 - the roles and responsibilities of the people or organisation(s) delivering the HMMP
 - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
 - the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
 - the monitoring methodology and frequency in respect of the created or enhanced habitat

Notice in writing shall be given to the local planning authority when the:

- HMMP has been implemented
- habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

10. No development shall commence above slab level until a method statement for enhancing bats, birds, invertebrates, and mammals 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

Environmental Protection

11. The development shall not be occupied until the remedial works have been carried out in accordance with the approved remediation strategy. 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.

12. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

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.

13. For each individual unit all plant, machinery, and equipment to be used by reason of the granting of this permission shall be so installed,

maintained, and operated so as to ensure that the rating noise level from the equipment shall be at least 10dBA below the pre-existing background noise level (dBLA90) when measured at the nearest noise sensitive premises/site boundary. Measurements and rating of noise for the purpose of this condition shall be in accordance with BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound (or subsequent updates).

Reason: To protect the amenities of nearby residents and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

14. No vehicle repairs or other activity connected with the use hereby permitted except loading/unloading shall be carried out other than within the building(s) unless otherwise previously approved in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

15. The operational use of the premises shall be restricted to the following times:

- Monday - Friday: 07:00hrs – 18:00hrs
- Saturdays: 08:30hrs - 17:00hrs
- Sundays, Bank and Public Holidays: No time.

Reason: To protect the amenities of nearby residents and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

16. No deliveries or collections shall be made to the site outside the following times:

- Monday - Saturday: 23:00hours to 07:00 hours the following day.
- Sundays, Bank and Public Holidays: No time.

Reason: To protect the amenities of nearby residents and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

17. Prior to the erection, installation, fixing, placement, and/or operation of any external lighting on the site (including on the buildings itself), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction, and cowl of all external lights to the building(s)] and other parts of the application site and the hours at which such lighting is to be operated. This scheme shall ensure that light trespass into the windows of any light sensitive premises shall not have a Vertical

Illuminance greater than 10 Lux pre-curfew, and 2 Lux postcurfew (in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01/2011).

Reason: To protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

18. 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 or other sensitive properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with the occupiers of those properties 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 protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Efficiency

19. The development hereby permitted shall be constructed to at least a BREEAM Very Good standard.

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with government guidance contained within the National Planning Policy Framework.

Landscaping

20. 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

21. Full details of the enclosures along all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development hereby approved. Thereafter, the development shall be carried out in strict accordance with the approved plans.

Reason: To ensure the satisfactory appearance of the completed development, 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.

Use Class Restriction

22. The premises shall be used for Use Classes B8, Eg(i), Eg(ii) and Eg(iii) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).

Reason: To safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C31 of

the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

(2) It was further resolved that, having regard to the statutory determination period for this application which expired on 5 June 2026, if the section 106 agreement/undertaking was not completed and the permission was not able to be issued by this date and no extension of time had been agreed between the parties, the Assistant Director Planning be given delegated authority to refuse the application for the following reason:

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 sustainable travel connectivity required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1, paragraph 110(e) of the National Planning Policy Framework and Oxfordshire County Council's Local Transport and Connectivity Plan 2022-2050.

12

VPK Packaging Beaumont Road Banbury OX16 1RE

The Committee considered application 25/01300/F, for the replacement of an existing single storey storage facility with a new storage building with covered loading area at VPK Packaging, Beaumont Road, Banbury, OX16 1RE for VPK Group.

Stephen Holloway, agent on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Harwood that application 25/01300/F 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 speaker 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 25/01300/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 strictly in accordance with the form and following approved plans:

PP01 Issue 01 – Proposed Block Plan
001 Rev 001 – Proposed Elevations and Plan
LP01 Rev A Issue 01 – Location Plan
FCL0463-01 – Swept Path Analysis

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.

Sustainable Drainage

3. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with approved details as detailed within Drainage Strategy Technical Note dated January 2026 Issue No 01 and associated appendices. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, 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 guidance contained within the National Planning Policy Framework.

Materials

4. No development shall commence above slab level until a schedule of materials and finishes to be used in the external walls and roofs of the dwellings 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 and shall be retained as such thereafter.

Reason: 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.

Highways

5. 5. Prior to the first use or occupation of the development hereby permitted, access to and details of 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.

6. 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

7. No development shall commence above slab level until a plan detailing the proposed parking, manoeuvring, loading, and unloading areas for vehicles to be accommodated within the site (including details of the proposed surfacing and drainage of the provision), shall be submitted to and approved in writing by the local planning authority. The approved parking manoeuvring, loading, and unloading provision shall be laid out and completed in accordance with the approved details before the first occupation of the dwellings. The car parking [turning/loading/unloading] spaces shall be retained for the parking [turning/loading/unloading] of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

Ecology

8. No development shall commence above slab level until a method statement for enhancing biodiversity at the site, including birds, bats, insects, and native planting 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.

Other Details

9. Prior to the first use of the development hereby approved details of the external lighting including the design, position, orientation, and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

Reason: In the interests of visual amenity and highway safety and to protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

10. Prior to the commencement of development above slab level a plan detailing the hard landscaping within the site including surface materials and boundary treatments shall be submitted to and approved in writing by the by the local planning authority. The hard landscaping scheme approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

Reason: 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

Unit 14 Expeditionary Road, Ambrosden, OX25 2EJ

The Committee considered application 25/02215/CDC for the change of use from Class B8 to mixed uses including operational waste depot (sui generis), storage and distribution (B8), MOT station, and HGV workshop (B2), and supporting office space and welfare facilities (Ancillary E), the demolition of single storey elements of building and alterations to openings, provision of hardstanding and internal access roads and gate, plant space, signage, solar PV on roof and associated hard and soft landscaping works at Unit 14 Expeditionary Road, Ambrosden, OX25 2EJ for Cherwell District Council.

Rebecca Rogers, agent on behalf of applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Conway that the application be approved, in line with 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 officer recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 25/02215/CDC 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):
 - Habitat Management and Monitoring Plan, securing of the BNG offsite for 30 years
 - Payment of BNG Monitoring fee of £4,517.76(The annex to the Minutes as set out in the Minute Book sets out the full specification)

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 form and following approved plans:

Drawing numbers: 330511166-DR-A-10000 Rev P1 (Site Location Plan), 330511166-DR-A-10110 Rev P2 (Existing Site Location Plan), 330511166-DRA-10100 Rev P8 (Proposed Site Plan), 1204.1/02 (Tree Pit & Hedgerow Details), 996953-659-DWG-TCP-FR-01-NB-230425 (Tree Constraints Plan), 996953659-DWG-TPP-FP-1NB-050825 (Tree

Protection Plan), 996953-659-DWGTRRP-FP-1NB-050825 (Tree retention & removal plan), 330511166-DR-A11002 P1 (Existing Ground Floor Plan), 330511166-DR-A-11000 P6 (Proposed Ground Floor Plan), 330511166-DR-A-12010 P2 (Existing Sections), 330511166-DR-A-12001 P1 (Proposed Sections), 330511166-DR-A-13010 P2 (Existing Elevations 1 of 2), 330511166-DR-A-13011 P1 (Existing Elevations 2 of 2), 330511166-DR-A-13000 P2 (Proposed Elevations 1 of 2), 330511166-DRA-13001 P2 (Proposed Elevations 2 of 2), 330511166-DR-A-13002 P2 (West Elevation Proposed Improvements, 330511166-DR A-16010 P1 (Schedule of Accommodation), 202411046 V1 (BNG Impact Map), 1204.1_01D Landscape General Arrangement Plan), 330511166-STN-HDG-XX-RP-0501-41 PO1 (Proposed Site Levels).

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 until the existing tree(s) to be retained as shown on approved drawing number (996953-659-DWG-TPP-FP-1NB-050825) have been protected in accordance with the Tree Retention and Removal Plan (drawing number 996953-659-DWG-TRRP-FP-1NB-050825). The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until the development is completed. Nothing shall be stored or placed within the areas protected by the barriers.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape 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.

4. 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.

5. Prior to the first occupation of The Depot, a Travel Plan, prepared in accordance with the Department for Transport's Best Practice Guidance

Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport. The development shall be operated in accordance with the approved Travel Plan.

Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

6. 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 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 guidance contained within the National Planning Policy Framework.

7. No development shall commence on site without the appointed archaeologist being present (other than in accordance with the agreed and submitted Written Scheme of Investigation [UNIT 14, EXPEDITIONARY ROAD, GRAVEN HILL, BICESTER ARCHAEOLOGICAL MONITORING AND RECORDING John Moore Heritage Services 2025]). Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including 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 recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

8. 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

9. If contamination is found by undertaking the work carried out under condition 8, 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.

10. If remedial works have been identified in condition 9, 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.

11. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

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 government guidance contained within the National Planning Policy Framework.

12. 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.

13. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR150, or a 'Further Licence') and with the proposals detailed on plan "Unit 14 Expeditionary Road: Impact plan for great crested newt District Licensing (Version 1)", dated 20th August 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

14. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR150, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

15. Prior to the first use of the development hereby approved details of the external lighting/security lighting/floodlighting including the design, position, orientation and any screening of the lighting, which shall be in accordance with ILP/BCT Guidance Note 08/23 to ensure it is designed to avoid impacts to bats, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In the interests of visual amenity and highway safety, to protect the amenities of nearby residents and to ensure that the lighting is designed to be sensitive protected species, particularly bats and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

16. No development shall commence above slab level until a Biodiversity Enhancement and Mitigation Plan (BEMP) including species specific enhancements and compensatory measures has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement and mitigation plan 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.

17. Where an offence under Regulation 43 of the Habitats and Species Regulations 2017 ((or any regulation revoking or re-enacting or amending that regulation) is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

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.

18. Full design details of the proposed signage shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and highway safety and to protect the amenities of nearby residents and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

14

Town Centre House Southam Road Banbury OX16 2BZ

The committee considered application 26/00508/CDC, a retrospective application for the installation of a guard rail around the roof of Town Centre House at Town Centre House, Southam Road, Banbury, OX16 2BZ.

It was proposed by Councillor Webb and seconded by Councillor Conway that application 26/00508/CDC 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 26/00508/CDC subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

Compliance with Plans

1. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form, Site Location Plan (NTBS3853-GLE-TCH-XX-DR-B-01 Rev 0) and following approved plans and documents: Block Plan (NTBS3853-GLE-TCH-XX-DR-B-02 Rev A), Proposed Roof Plan (NTBS3853-GLE-TCH-XX-DR-B-04 Rev 0) and Proposed Elevations (NTBS3853-GLE-TCH-XX-DR-B-06 Rev A).

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.

15

Units 17 To 24 Thorpe Place Banbury OX16 4XH

The Committee considered application 26/00586/CDC for over cladding of existing roof sheeting on Units 17-24 together with fitting of photovoltaic panels to all Units at Units 17 To 24 Thorpe Place, Banbury, OX16 4XH for Cherwell District Council.

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

It was proposed by Councillor Webb and seconded by Councillor Conway that application 26/00586/CDC be approved in line with the officer recommendation.

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 26/00586/CDC 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 strictly in accordance with the application form and following approved plans and documents:

- Drawing No. 25-111/01 Rev B – Site Location Plan & Proposed Plans and Elevations (Building 1 – South) (Wellan Ltd, dated 5 February 2026)
- Drawing No. 25-111/02 Rev B – Site Block Plan & Proposed Plans and Elevations (Building 2 – North) (Wellan Ltd, dated 6 February 2026)
- Euroclad 32/1000 Profile Sheet – External Roof Cladding Specification (Refresh Euroclad, dated May 2017)
- Solar Panels Data Sheet (JA Solar) provided by agent in email dated

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.

Materials

3. The external materials to be used in the development shall be as specified in the approved application details, including the profiled metal roof sheeting finished in ‘dove grey.’

Reason – To ensure satisfactory appearance of the development in accordance with Policy ESD15 of the Cherwell Local Plan 2011–2031 and saved Policy C28 of the Cherwell Local Plan 1996.

Photovoltaic Panels

4. The photovoltaic panels hereby approved shall be installed only in accordance with the approved plans and shall thereafter be retained as such.

Reason – To ensure the development is carried out as approved and to support the delivery of renewable energy in accordance with Policy ESD5 of the Cherwell Local Plan 2011–2031.

Construction Management Plan

5. No development shall commence unless and until a Construction Management Plan (CMP) has been 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 ESD15 of the Cherwell Local plan and the aims of the National Planning Policy Framework (NPPF).

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48 Castle Quay Banbury OX16 5UW

The Committee considered application 26/00706/F for change of use from retail unit to a youth cultural arts space working with young people at 48 Castle Quay, Banbury, OX16 5UW for Mr Michael Deacon.

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

It was proposed by Councillor Conway and seconded by Councillor Webb that the application be approved in line with the officer recommendation.

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director Planning to grant permission for application 26/00706/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 strictly in accordance with the application form and following approved plan:
 - DR-035-P01 Site Location Plan (GBS Architects, dated December 2025)

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 Restriction

3. The premises shall be used a youth cultural arts space working with young people and for no other purpose (including any other purpose in Class F1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the visual amenities of the area and protect the amenities o nearby residents in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C31 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

The meeting ended at 6.25 pm

Chair:

Date: