

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 10 August 2023 at 4.00 pm

#### Present:

Councillor George Reynolds (Chairman)  
Councillor Rebecca Biegel  
Councillor John Broad  
Councillor Phil Chapman  
Councillor Becky Clarke MBE  
Councillor Jean Conway  
Councillor Ian Harwood  
Councillor Simon Holland  
Councillor Fiona Mawson  
Councillor Lesley McLean  
Councillor Lynn Pratt  
Councillor Les Sibley  
Councillor Nigel Simpson  
Councillor Barry Wood

#### Apologies for absence:

Councillor Maurice Billington (Vice-Chairman)  
Councillor Andrew Beere  
Councillor Julian Nedelcu  
Councillor Amanda Watkins

#### Substitute Members:

Councillor David Hingley (In place of Councillor Julian Nedelcu)  
Councillor Matt Hodgson (In place of Councillor Andrew Beere)  
Councillor Sean Woodcock (In place of Councillor Amanda Watkins)

#### Also Present Virtually:

Councillor Gemma Coton (Speaking as Ward Member for agenda item 8 only)

#### Officers:

Shiraz Sheikh, Assistant Director Law, Governance & Democratic Services/Monitoring Officer  
Paul Seckington, Senior Manager Development Management  
Gemma Magnuson, Senior Planning Officer

Andy Bateson, Development Management Team Leader - North Area  
Saffron Loasby, Principal Planning Officer  
Jeanette Davey, Principal Planning Officer  
Karen Jordan, Deputy Principal Solicitor  
Natasha Clark, Governance and Elections Manager  
Matt Swinford, Democratic and Elections Officer

Officers Attending Virtually:

Ian Boll, Corporate Director Communities

32 **Declarations of Interest**

**9. Land East of Warwick Road Drayton, Warwick Road, Banbury.**

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

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

33 **Requests to Address the Meeting**

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

34 **Minutes**

The Minutes of the meeting held on 13 July 2023 were agreed as a correct record and signed by the Chairman.

35 **Chairman's Announcements**

The Chairman made the following announcements:

1. Reminded Members of the Committee that there will be a meet and greet session with Planning Officers prior to the next Planning Committee meeting on 7 September 2023.
2. Advised members of the public attending the meeting that only registered speakers may address the Committee and requested that they did not cause a disturbance.

36 **Urgent Business**

There were no items of urgent business.

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

There were no proposed Pre-Committee site visits.

38 **Otmoor Farm, Ragnalls Lane, Horton Cum Studley, OX33 1AR**

The Committee considered application 23/01086/F for an RSPB Work base comprising change of use and conversion and extension of an existing bungalow for office/residential intern use, construction of two agricultural storage buildings for maintenance of the reserve and new security fencing at Otmoor Farm, Ragnalls Lane, Horton Cum Studley, OX33 1AR for the RSPB.

Councillor Gemma Coton addressed the Committee as a Local Ward Member who had called in the application to Committee for consideration.

David Slingo, Chair of Horton Cum Studley Parish Council, addressed the Committee in objection to the application.

David Wilding, on behalf of the applicant, RSPB, addressed the Committee in support of the application.

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

**Resolved**

- (1) That application 23/01086/F, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

**Conditions**

**Time Limit**

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

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

**Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Design and Access Statement, Primary Ecological Appraisal dated April 2022, Biodiversity Plan, Tree Survey, Letter from agent received 24 June 2023, Location plan received

29 June 2023, Location within RSPB Otmoor Nature Reserve plan received 29 June 2023, Location plan with ROW received 29 June 2023, Drawing No's: SA-20-001 Rev. D, SA-20-002 Rev. D, SA-20-012 Rev. A, SA-20-013 Rev. A, SA-20-015, SA-20-016 Rev. A, Fortex fence specification details

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.

**Prior to commencement of groundworks, works of site clearance or demolition**

3. Prior to the commencement of any groundworks, works of site clearance or demolition, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved CTMP at all times.

Reason - In the interests of highway safety and the safety of users of the public right of way, and to ensure the environment is protected during construction in accordance with saved Policies SLE4 and ESD15 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.

4. Prior to the commencement of any groundworks, works of site clearance or demolition, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, 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 CEMP.

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.

**Prior to commencement above slab level**

5. Prior to the commencement of the extension hereby approved above slab level, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved 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 schedule.

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.

6. Prior to the commencement of the storage buildings hereby approved above slab level, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved 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 schedule.

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.

**Prior to erection of compound fence and entrance gates**

7. Prior to the erection of the compound fence and entrance gates hereby approved, full design details to include colour and finish, 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 details.

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.

**Compliance only**

8. The development hereby approved shall be carried out strictly in accordance with the recommendations and details set out in the Primary Ecological Appraisal dated April 2022 and the Biodiversity Plan submitted with the application, which was prepared by The RSPB Ecology & Land Management.

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.

9. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 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.

10. That the entrance gates hereby approved shall open inwards only.

Reason – In the interests of highway safety and the safety of users of the public right of way in accordance with saved Policies SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

11. This permission shall enure for the benefit of the Royal Society for the Protection of Birds only and for no other persons only and shall not enure for the benefit of the land. Upon the applicant ceasing to occupy the site and/or buildings, the dwelling shall be occupied only by a person solely or mainly employed, or last solely or mainly employed in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, including any dependants of such a person residing with him or her, or a widow or widower of such a person, and the site and buildings shall be used only for the purpose of agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990

Reason - This consent is only granted in view of the special circumstances and needs of the applicant, which are sufficient to justify overriding the normal planning policy considerations which would normally lead to a refusal of planning consent, in accordance with Policies SLE1 and ESD14 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

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### **Land East of Warwick Road Drayton, Warwick Road, Banbury**

The Committee considered application 23/00853/OUT, an outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access at Land East Of Warwick Road Drayton, Warwick Road, Banbury for Vistry Homes.

Chris Brant, on behalf of Keep Hanwell Village Rural Action Group and Hanwell Parish Council, addressed the Committee in objection to the application.

David Murray-Cox, on behalf of the agent for the applicant, Turley, addressed the Committee in support of the application.

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

## Resolved

That application 23/00853/OUT be refused, in line with the officer's recommendation, as revised in written updates, for the following reasons:

1. Cherwell District Council is able to demonstrate a 5-year housing land supply meaning that the relevant development plan policies are up to date. The application site is located within open countryside and is not allocated for development. The proposed development by virtue of its visually prominent position, is such that it would breach Banbury's contained environmental setting, giving rise to a direct risk of coalescence between Banbury and Hanwell, causing undue visual intrusion into the open countryside, fundamentally changing the undeveloped characteristics of these parcels of open arable land, creating a prominent urban built form, inconsistent with the local character, to the detriment of the rural landscape and the identity and individuality of Hanwell village, contrary to Policies PSD1 and BSC1 of the CLP 2031 Part 1, saved Policies C8 and H18 of the CLP 1996 and Government guidance within the National Planning Policy Framework.
2. The proposed development is considered to erode the open arable landscape which provides clear separation between Banbury and Hanwell and forms part of the surroundings within which the setting of Hanwell Conservation Area, St Peter's Church (Listed Building Grade I) and Hanwell Castle (Listed Building Grade II\*) are experienced, to the detriment of and causing harm (less than substantial) to the setting of these designated heritage assets, contrary to policy ESD15 of the CLP 2031 Part 1 and Government guidance within the National Planning Policy Framework.
3. No evidence base has been provided to attempt to demonstrate whether the loss of this 'very good' and 'good' quality parcels of agricultural land could be avoided. The proposals thereby fail to satisfy the prescribed criteria under Policy Villages 2 of the CLP 2031 Part 1 and the requirements of para. 174 of the NPPF.
4. 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 required as a result of the development, and necessary to make the impacts of the development acceptable in planning terms. As such, the proposal is contrary to Policy INF1 of the Cherwell Local Plan 2011-2031, CDC's Developer Contributions SPD 2018 and Government guidance within the National Planning Policy Framework.

The Committee considered application 23/01265/OUT, an outline planning application for the erection of up to 60 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point and all matters reserved except for means of access at OS Parcel 0078 North West Of Quarry Close, Quarry Close, Bloxham for Gladman Developments Ltd.

David Bunn, Bloxham Parish Councillor, addressed the Committee in objection to the application.

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

### **Resolved**

That authority be delegated to the Assistant Director of Planning and Development to refuse application 23/01265/OUT, in line with officer recommendation, subject to the reasons below and any modification(s) that the Assistant Director of Planning and Development may deem appropriate:

1. The site is located outside the built form of Bloxham and within an area of open countryside. By reason of its location and the proposed scale of development, the proposal would have a poor and incongruous relationship with the existing settlement appearing prominent in the open countryside. Its development would therefore have an adverse effect on the landscape on the approach to Bloxham to the detriment of the character and appearance of the countryside. In addition, the Council is able to demonstrate a 5.4-year housing land supply, and therefore the housing strategies in the Local Plan are up to date. It is considered that the development of this site would conflict with the adopted policies in the Local Plan to which substantial weight should be attached and result in unsustainable growth. The proposed development would therefore be contrary to Policies PSD1, BSC1, ESD1, ESD13, ESD15, Villages 1 and Villages 2 of the Cherwell Local Plan 2011 - 2031 Part 1, saved Policies C28, C30 and C33 of the Cherwell Local Plan 1996, Policies BL2, BL3 and BL11 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance in the National Planning Policy Framework.
2. By reason of its location more than 800m walking distance from the village centre and any key amenities in the village (e.g., food shop, post office, primary school, GP surgery, public house), the proposal would be poorly connected to existing development, such that future occupiers would not have a realistic choice of means of travel. Therefore, the proposal conflicts with Policies ESD1, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031, saved Policies C28 and 30 of the Cherwell Local Plan 1996, Policy BL3 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance in the National Planning Policy Framework.
3. By reason of the siting and size of the development and the resulting loss of grade 1 agricultural land, and taking into account the Council's

ability to demonstrate an up-to date 5.4 year housing land supply across the District and having delivered in excess of 750 dwellings at Category A villages under Policy Villages 2, and the lack of evidence to demonstrate that there are no other sites in Category A villages in the District which would be preferable in terms of using areas of poorer quality agricultural land to meet the District's housing needs, the proposal is considered to result in the unnecessary and unjustified loss of best and most versatile agricultural land. Therefore, the proposal conflicts with Policy Villages 2 of the Cherwell Local Plan 2011/2031 and Government guidance in the National Planning Policy Framework.

4. Based on the advice from the Council's Ecologist and the holding objection issued by Natural England, further ecological investigation needs to be carried out before it is known whether the proposed development would be harmful to biodiversity on site. The evidence currently available demonstrates likely detrimental impact to protected species and their habitat and without more detailed investigation the Local Planning Authority cannot be assured that the harmful impacts could be mitigated and/or compensated. Accordingly, and based on precautionary principles, the proposals would be contrary to Policies ESD10, ESD15 and Villages 2 of the Cherwell Local Plan 2011 - 2031 Part 1, Regulation 43 of Conservation of Habitats & Species Regulations 2017 and Government guidance at paragraphs 170, 175 and 180 within the National Planning Policy Framework.
5. 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 required as a result of the development, and necessary to make the impacts of the development acceptable in planning terms. As such, the proposal is contrary to Policy INF1 of the Cherwell Local Plan 2011-2031, CDC's Planning Obligations SPD 2018, Policy BL9 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance within the National Planning Policy Framework.

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### **The Firs Garage, Tadmarton Heath Road, Hook Norton, OX15 5DD**

The Committee considered application 22/02668/F for the erection of a building to be used for storage of vehicles, with associated works at The Firs Garage, Tadmarton Heath Road, Hook Norton, OX15 5DD for Tom Hartley Jnr. Ltd.

In reaching its decision the Committee considered the officers' report and presentation.

#### **Resolved**

- (1) That application 22/02668/F, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning and

Development to grant permission, subject to the conditions set out below  
(and any amendments to those conditions as deemed necessary)

### Conditions

#### **Time Limit**

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

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

#### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:  
Location Plan 18169-L001 dated 07.07.2022  
Site Plan 18169-PP1010 dated 07.07.2022  
Ground Floor Plan 18169-PP0130 dated 04.07.2022  
First Floor Plan 18169-PP0131 dated 04.07.2022  
Roof Plan 18169-PP0132 dated 24.05.2022  
Sections 18169-PS0110 dated 04.07.2022  
Site Sections 18169-PS1010 dated 07.07.2022  
Street Elevation 18169-PE1010 dated 07.07.2022  
Elevations 18169-PE0111 dated 04.07.2022  
Photovoltaic Installation General Arrangement C1181D-DTL-CB-RF-DR-E-7001 Rev T01

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.

#### **Grampian Condition**

3. The development hereby approved shall not be completed and occupied unless and until the development approved by permission 21/00955/F on 16.07.2021 has been substantially completed.

Reason – In order to ensure completeness of the development scheme as a combined development.

#### **Materials**

4. No development shall commence above slab level unless and until a schedule of materials and finishes to be used in the external walls and roof of the building has been submitted to and approved in writing by the

Local Planning Authority. The stone to be used in the development shall be natural ironstone. The development shall thereafter be completed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area in accordance with Policies ESD 1, ESD 3 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996, Policies HN – CC 2 and HN – CC 4 of the Hook Norton Neighbourhood Plan and Government guidance contained within the National Planning Policy Framework.

### **Ecology**

5. The development hereby permitted shall be carried out in accordance with the recommendations set out in Preliminary Ecological Appraisal of The Firs Garage, Whichford Road, Hook Norton, Oxfordshire by Windrush Ecology Limited dated September 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

### **Landscaping**

6. Notwithstanding the details submitted, no development shall commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps. Thereafter, the development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be retained as such thereafter.

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 use of the development and shall be retained as such thereafter.

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 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.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. A schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The schedule shall include details of the arrangements for its implementation. The development shall not be carried out other than in accordance with the approved schedule and shall be retained as such thereafter.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

### **Drainage**

9. The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing:  
Drawing  
Below Ground Drainage GA (sheet 1 of 2)  
Drawing No: 13459 - 500 REV P2  
  
Drawing  
Below Ground Drainage GA (sheet 2 of 2)

Drawing No: 13459 - 501 REV P2 -

Drawing  
Drainage Standard Details (sheet 1 of 3)  
Drawing No: 13459 - 503 Rev P1

Drawing  
Drainage Standard Details (sheet 2 of 3)  
Drawing No: 13459 - 504 Rev P1 -

All relevant Hydraulic calculations produced via Microdrainage  
Date 20/02/2023  
File 13459 - SW NETWORK ANAL...

Date 20/02/2023  
File 13459 - SW NETWORK ANAL...

Date 20/02/2023  
File 13459 - SW SOAKAWAY BAS...

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice in the National Planning Policy Framework.

10. 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 the principles of sustainable drainage are incorporated into this proposal.

**Highways**

11. 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 as such thereafter. Reason - In the

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

### **Construction Traffic Management Plan**

12. No development shall take place, including any works of demolition until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
  - b) The routing of HGVs to and from the site;
  - c) Loading and unloading of plant and materials;
  - d) Storage of plant and materials used in constructing the development;
  - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
  - g) Measures to control the emission of dust and dirt during construction;
  - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
  - i) Delivery, demolition and construction working hours;

The approved CTMP 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. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

## **42 Appeals Progress Report**

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

### **Resolved**

- (1) That the position statement be accepted.

## **43 Planning Performance Report**

The Assistant Director Planning and Development submitted a report that detailed the Council's performance in determining planning applications against the Government's targets on Speed and Quality, as well as general performance figures.

**Resolved**

- (1) That the report be noted.

The meeting ended at 5.53 pm

Chairman:

Date: