

**CHERWELL DISTRICT COUNCIL  
PLANNING COMMITTEE**

**15 February 2024**

**WRITTEN UPDATES**

**Agenda Item 7**

**Pre-committee site visit requests**

Councillor Douglas Webb has requested that the following two planning applications are visited by the Planning Committee before they are brought to a Planning Committee Meeting for discussion

- **23/00130/F - Laurels Farm Dark Lane Wroxton**  
Demolition of 3no existing barns followed by the erection of 9no new dwellings; conversion and alterations to existing barn to form 1no dwelling; formation of new primary access from Newington Road, parking, landscaping and other associated works
- **23/00129/F - Grange Farm Chapel Lane Balscote**  
Erection of agricultural buildings, hardstanding and other associated works

Cllr Webb has requested the site visit due to issues with traffic, the nature of Dark Lane and the location of Laurels Farm within the village.

Officers raise no objections to the proposed site visits to enable the Committee to understand the nature of the two sites; the impact on the village and the countryside of the two schemes; and any potential positive/negative traffic impacts and so on.

**Agenda Item 8**

**23/02071/F – Land Rear of Wheelwright Cottage, Main Street, North Newington**

Additional Information Received:

The applicant has provided a document responding to objectors, which refutes claims about the legality of the access along The Pound. The applicant has provided photographs to provide context.

Officer Response:

The legal use of The Pound is separate to the planning decision, as permission can be granted regardless of the legal access.

Amended Recommendation:

No change.

**Agenda Item 9**

**23/03109/F – Land Adjacent to 20 Almond Road, Bicester**

No Update

## **Agenda Item 10**

**23/03290/F – Poultry House, Rickfield Farm, Station Road, Milcombe, OX15 4RS**

### Additional Information Received:

CPRE have made a late representation objecting to the proposal. They consider there are challenges to farming economy, however the proposal would still cause harm due to the proposal being unrelated to the farm activity and would replace the agricultural use rather than supporting it.

### Officer Response:

N/A

### Amended Recommendation:

N/A

## **Agenda Item 11**

**23/03103/CDC – Cherwell District Council, Lock 29, Castle Quay, Banbury, OX16 5UN**

No Update

## **Agenda Item 12 - Appeals Report**

The public inquiry for the appeal on the site known as PR9 (21/03522/OUT - OS Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT – up to 540 dwellings, 9000sqm of C2 and associated infrastructure and open space) commenced on the 13 February 2024 and closed on the 14 February 2024 with time allowed to conclude the S106 after.

The application was appealed against non-determination and members resolved at the planning committee meeting on the 2<sup>nd</sup> November 2023 that they would have refused the application for five reasons, but noting that the reasons were capable of being addressed through negotiation and discussion as part of the appeal process. Details of that meeting can be found here:

<https://modgov.cherwell.gov.uk/ieListDocuments.aspx?CId=117&MId=3855&Ver=4> Below is an update on progress of those discussions

Reason 1 and 2 Informal Parkland and BNG and Nature Reserve – as part of the late updates for the January 2024 Planning Committee meeting, details were provided as to the amended proposals. These were the subject of re-consultation/ re-advertisement and whilst a small number of further objections were received, these did not raise any significant new issues in respect of ecology and mainly focussed on the issues of flooding. On this basis, Officers have confirmed that these reasons will not be pursued at the inquiry as agreement has been reached subject to conditions/ S106 clauses.

Reason 3 School Access – it is expected that this matter will be dealt with via S106 drafting or a Unilateral Undertaking. No evidence on this reason for refusal was discussed at the Inquiry.

Reason 4 Viability – the conclusion of the viability position of the scheme is that the scheme is unviable with the provision of 50% affordable housing as required by Policy PR9. The final viable level of affordable housing provision will be 232 units which equates to provision of 43% (70% rent, 25% first homes, 5% intermediate). The S106 drafting includes viability review mechanisms which will ensure later re-appraisal of the scheme such that should scheme viability improve, that additional affordable housing could be delivered. An important point to highlight however is that the rental element of the affordable housing mix is all provided at social rent levels. This has a more significant impact on viability in comparison to affordable rent levels (it is understood that if affordable rent were secured, that the scheme would likely deliver policy compliant levels of affordable housing). The securing of social rent is a significant benefit because this addresses the unmet need requirements in terms of the affordability of the affordable housing to be delivered as rental units. On this basis, Officers have confirmed that this reason will not be pursued at the inquiry subject to the S106.

Reason 5 Section 106 – a draft Section 106 has been produced by the appellants and we are continuing to work with them to produce a final draft.