

CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE

04 December 2025

WRITTEN UPDATES

Agenda Item 8 Land West Of Sibford Road And Quarry House, Sibford Road, Hook Norton

Officer Update

NatureSpace have confirmed that the applicants have paid the stage 1 fee and therefore they will be receiving their District Licensing Report on or before 12th December 2025. This will be after the Committee date, but it is important that whilst a resolution is made on the above application at the Committee meeting the decision notice is not issued until NatureSpace have issued the District Licencing certificate. In order that conditions from the NatureSpace report can be included on the planning decision notice.

It is therefore recommended that if the application is approved, it is delegated to the Assistant Director to add any additional conditions requested by NatureSpace. This will ensure that any European Protected Species found to be present at the site and surrounding land will be safeguarded notwithstanding the proposed development as outlined in paragraph 9.64 of the Committee Report.

An additional third party letter objecting to the application has been received since the committee report was prepared. No new matters were raised in addition to points in Section 6.2 of the Report.

REVISED RECOMMENDATION: Remains as in Section 11 of the Committee Report with the additional requirement to await until NatureSpace have issued the District Licencing certificate, as detailed above.

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO:

- i. NATURESPACE HAVE ISSUED THE DISTRICT LICENCING CERTIFICATE;**
- ii. THE CONDITIONS SET OUT AT SECTION 11 OF THE REPORT, AND THE CONDITIONS SUGGESTED BY NATURESPACE (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY); AND**
- iii. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE DETAILS SET OUT AT SECTION 11 OF THE REPORT (AND ANY AMENDMENTS AS DEEMED NECESSARY):**

Agenda Item 9 – Shaws Farm, Station Road, Blackthorn

Officer Update

Change to description on Committee Report and clarification:

Committee Report title reads as proposing 10 dwellings but in fact that is 18 dwellings as per the assessment and recommendation.

Application details have clarified that the site is already served by a Foul Water connection to the network and the development will retain that connection. Condition 14 will therefore be removed/amended to reflect this, delegated to officers.

An additional condition is proposed requiring details of architectural detailing of doors, windows, headers, cills, eaves, verges, porches, and provision of chimneys – delegated to officers to finalise the wording.

Agenda Item 10 – Hanwell Community Centre

No update

Agenda Item 11 – Appeals Progress Report

No update