

## Matthew Swinford

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**From:** Nathanael Stock  
**Sent:** 31 May 2022 23:56  
**To:** East3@planninginspectorate.gov.uk  
**Cc:** Wayne Campbell; Submit Appeal; Andy Murphy  
**Subject:** RE: Planning Inspectorate APP/C3105/W/21/3278536: Land off Railway House, ox15 5ls

Dear Milena,

Thank you for your letter of 24<sup>th</sup> May 2022 and the invitation to the Council to respond to the appellant's application for an award of costs.

In respect of para (5), the Planning Committee is the Local Planning Authority, and is entitled to reach a different conclusion to the recommendation of its officers. It took into account the report it was presented with and the officers' presentation, as well as the concerns raised by the Parish Council and local residents, and came to its own, reasoned conclusion.

In respect of paras (6) and (7), the Council fundamentally disagrees: the Council's statement of case advances a case in support of its first reason for refusal and this case will be elaborated upon at the hearing. If this appeal had been decided by a written representations then the statement of case would have been more fulsome. However, given this appeal is to be decided by informal hearing, the statement of case outlines the Council's case and the hearing will be the appropriate forum at which the Council's case will be presented in detail. As your accompanying letter says, "It will remain open to both parties to amend or add to submissions at the hearing when the application is dealt with."

In respect of para (8), again the Council wholly disagrees. The second reason for refusal is included to safeguard the Council's interests in relation to planning obligations. The Council remains confident that a draft section 106 agreement will be reached between the parties, although at the current time it appears that the draft legal agreement is with the appellant.

Kind regards,

**Nathanael Stock BA(Hons) DipTP MRTPI**  
**Team Leader – General Developments Planning Team**  
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Communities Directorate  
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**Sent:** 24 May 2022 10:25  
**To:** Submit Appeal <[Submit.Appeal@Cherwell-DC.gov.uk](mailto:Submit.Appeal@Cherwell-DC.gov.uk)>  
**Subject:** Planning Inspectorate APP/C3105/W/21/3278536: Land off Railway House, ox15 5ls

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