

Planning and Development

Development Management



Cherwell

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Please ask for: **Matthew Swinford**

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Our Ref: **21/04202/F**

26th April 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Non-determination

Appellant's Name: Churchill Retirement Living

Proposal: Redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping.

Location: Former Buzz Bingo, Bolton Road, Banbury, OX16 5UL

Parish(es): Banbury

Appeal Reference: APP/C3105/W/22/3296229

Appeal Start Date: 19 April 2022

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows non-determination of a Planning Application.

The appeal is to be decided at a Public Inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

I will write to you again to inform you of the date for the Inquiry once the arrangements have been made. Any comments that may have been made following the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

Should you wish to make any additional comments, please use the Planning Inspectorate's online appeals service. You can find the service on the Appeals Casework Portal – see <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to Alison Dyson, The Planning Inspectorate, Room Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please note due to COVID-19, the Planning Inspectorate have limited access to their offices so please submit additional comments via the Appeals Casework Portal where possible, as there will be a delay in receiving postal comments.

Please ensure that any further comments you may wish to make are received at the Planning Inspectorate by 24 May 2022 at the latest. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned.

The Planning Inspectorate will not acknowledge representations. However, they will ensure that letters received by the deadline are passed onto the Inspector dealing with the appeal. Documents relevant to the appeal can be viewed by accessing the planning file via the Council's online services at <https://planningregister.cherwell.gov.uk/>.

A leaflet offering further guidance is available free of charge by contacting the Council on the above telephone number or online at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Inspectorate web site). Your comments may include your name, address, e-mail address or phone number. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information about someone else, please ensure that you have their permission.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

The appeal decision will be published on the Planning Inspectorates website <https://www.gov.uk/planning-inspectorate> once it is issued.

Yours faithfully

Matthew Swinford

Matthew Swinford
Appeals Administrator