

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 12 January 2023 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Andrew Beere
Councillor Rebecca Biegel
Councillor John Broad
Councillor Hugo Brown
Councillor Colin Clarke
Councillor Ian Harwood
Councillor David Hingley
Councillor Simon Holland
Councillor Fiona Mawson
Councillor Richard Mould
Councillor Lynn Pratt
Councillor Les Sibley
Councillor Dorothy Walker

Substitute Members:

Councillor Sandy Dallimore (In place of Councillor Ian Corkin)
Councillor Douglas Webb (In place of Councillor Bryn Williams)
Councillor Barry Wood (In place of Councillor Maurice Billington)

Apologies for absence:

Councillor Maurice Billington (Vice-Chairman)
Councillor Jean Conway
Councillor Ian Corkin
Councillor Bryn Williams

Officers:

Paul Seckington, Senior Manager Development Management
David Mytton, Solicitor
Caroline Ford, Team Leader – South Area Major Projects Team
Andrew Thompson, Principal Planning Officer - South Area Major Projects Team
William Anstey, Senior Planning Officer - General Developments Team
Aaron Hetherington, Democratic and Elections Team Leader
Matt Swinford, Democratic and Elections Officer

Officers Attending Virtually:

Ian Boll, Corporate Director Communities

106 **Declarations of Interest**

8. Land North West Bicester Home Farm, Lower Farm and SRG2, Caversfield.

Councillor Les Sibley, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Richard Mould, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

12. Salvation Army, Swan Close Road, Banbury, OX16 5AQ.

Councillor Barry Wood, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Colin Clarke, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lynn Pratt, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Richard Mould, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

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

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

107 **Requests to Address the Meeting**

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

108 **Minutes**

The Minutes of the meeting held on 8 December 2022 were agreed as a correct record and signed by the Chairman.

109 **Chairman's Announcements**

There were no Chairman's Announcements.

110 **Urgent Business**

There were no items of urgent business.

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

There were no proposed Pre-Committee site visits.

112 **Land North West Bicester Home Farm, Lower Farm and SRG2, Caversfield**

The Committee considered application 21/01630/OUT, an outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination at Land at North West Bicester Home Farm, Lower Farm and SRG2 Caversfield for Firethorn Developments Ltd.

It was proposed by Councillor Pratt and seconded by Councillor Mould that consideration of application 21/01630/OUT be deferred until additional information is submitted by the applicant to be incorporated in the report as part of the published agenda to allow adequate time for Members to review this information (timeframe to be determined).

Resolved

That the consideration of application 21/01630/F be deferred until the extra information supplied by the applicant can be incorporated in the report as part of a published agenda.

113 **Unit 6, Oxford Technology Park, Technology Drive, Kidlington, OX5 1GN**

The Committee considered application 22/02647/F for Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective) at Unit 6, Oxford Technology Park, Technology Drive, Kidlington, OX5 1GN for Oxtec Developments Limited.

In introducing the report, the Planning Officer advised the Committee of the need for an additional condition in relation to the timetable for implementation

of the cycleway to Langford Lane, approved under planning permission 14/02067/OUT for application 22/02647/F.

Richard Cutler, from Bloombridge, on behalf of the applicant addressed the Committee in support of the application.

In reaching its decision the Committee considered the officers report, presentation, the written update, address from the public speakers.

Councillor Walker and Councillor Mawson requested that they and Kidlington Parish Council be kept up to date on the progress of the cycleway

Resolved

- (1) That permission be granted for application 22/02647/F subject to the following conditions including the additional condition.

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:
 - 2703-01 Rev PL2 – Building 6 Site Location Plan
 - 2703-02 Rev PL2 – Building 6 Site Location Plan
 - 2703-05 Rev PL5 – Building 6 Hard Landscaping Plan
 - 2703-10 Rev PL1 – Building 6A & 6B Proposed Ground Floor Plan
 - 2703-11 Rev PL1 – Building 6A & 6B Proposed First Floor Plan
 - 2703-12 Rev PL3 – Building 6A & 6B Proposed Roof Plan
 - 2703-14 Rev PL2 – Building 6A & 6B Proposed Elevations 1
 - 2703-15 Rev PL2 – Building 6A & 6B Proposed Elevations 2 & Section
 - 2703-16 Rev PL1 – Building 6A & 6B Proposed Sectional Elevations
 - 2703-100 Rev PL5 – Building 6 – Proposed Cycle Locations
 - 2703-101 Rev PL4 – Building 6A & 6B – Proposed Bin Recycle Storage
 - 2703-102 Rev PL3 – Building 6 – Proposed Fencing Detail
 - 5052-OTP6-ICS-01-XX-DR-C-0400-S2-P01 - Typical Drainage Construction Details
 - 5052-OTP6-ICS-01-XX-DR-C-0200-S2-P02 – Drainage Design
 - 5052-OTP6-ICS-01-XX-DR-C-0201-S2-P01 – Drainage Catchment Areas
 - 5052-OTP6-ICS-XX-RP-C-07.001 – SuDS Maintenance Guide

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.

Approved Use Class

3. The floorspace hereby approved is permitted to be used for uses in classes E(g) (i) and/or (ii) and/or (iii) and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Uses in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) are also permitted but only where they are ancillary to the function of an individual Class E(g) or B2 operation.

Reason: This permission is only granted in view of the very special circumstances and needs of the applicant, which are sufficient to justify overriding normal planning policy considerations and the building has been designed to meet the employment requirements to comply with Policies Kidlington 1 and ESD 14 of the Cherwell Local Plan 2015 and Government Guidance contained within the National Planning Policy Framework.

Travel Plan

4. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans", shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Reason: To encourage the use of sustainable modes of transport

EV Charging Points

5. Prior to first occupation of the building hereby approved all electric vehicle charging points shown on plan 2703-05 Rev PL5 shall be implemented. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. Passive provision for the remaining car parking spaces to allow the installation of further EV charging points shall be ensured as part of the construction process.

Reason: To ensure that the development meets the requirements of Policies ESD4 and ESD5 of the Cherwell Local Plan 2015 and the aims and objectives of the NPPF in mitigating the impact of climate change and the ongoing provision and movement towards electric vehicle provision in new cars by 2030.

Parking areas

6. The vehicle parking area shown on plans 2703-05 Rev PL5 shall be laid out prior to occupation of the approved development. Thereafter, the areas shall be retained solely for the purpose of parking, turning, and manoeuvring or their purpose.

Reason: To ensure satisfactory functioning of the development and in the interests of highway safety and to promote sustainable travel choices in accordance with Saved Policies C30 and C32 of Cherwell Local Plan 1996 and Policy ESD5 of the Cherwell Local Plan 2015

External Lighting

7. Other than lighting shown on the approved plans, no external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason: To ensure that the development does not unduly affect operations at London Oxford Airport and in order to safeguard the amenities of the area and to comply with Government guidance contained within the National Planning Policy Framework and Policy ENV1 of the Cherwell Local Plan 1996.

BREEAM Sustainability Standard

8. The development hereby permitted shall be constructed to meet at least BREEAM 'Excellent' standard.

Reason: In order to comply with Policy ESD3: Sustainable Construction of the Cherwell Local Plan 2015 and the submitted information in support of the application.

No outdoor storage

9. No goods, materials, plant, or machinery shall be stored, repaired, operated or displayed outside the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Saved Policy C28 of the Cherwell Local Plan 1996.

Noise Emissions

10. The cumulative plant noise emissions from fixed plant and equipment on the site shall not exceed the levels set out in table 7.1 of the Noise Assessment Report produced by Peter Brett and dated December 2014 and approved under outline planning permission Ref: 14/02067/OUT. These being measured at 1m from a residential window shall not exceed: 45dBA (between 07:00 and 23:00 hours) 35dBA (between 23:00 and 07:00hours) 35dBA (for equipment operating over a 24hr period)

Reason: To ensure a satisfactory noise environment to comply with Policy ENV1 of the Cherwell Local Plan 1996

Construction Environmental Management Plan

11. The Development hereby permitted shall be constructed in accordance with the submitted Construction Environmental Management Plan (CEMP) and the associated Construction Traffic Management Plan (CTMP).

Reason: To ensure satisfactory development and management of the construction process.

Bin and Cycle Storage

12. Prior to the first occupation all cycle and refuse stores 2703-05 Rev PL5, 2703-100 Rev PL5 and 2703-101 Rev PL4 shall be in place and available for use.

Reason: To encourage the use of sustainable modes of transport and to ensure satisfactory

Total Floorspace

13. The total floorspace of the approved development shall be 4,396sqm, which including 2,804 sq. m at ground floor and 1,592 sq. m at mezzanine floor.

Reason: To define the permission and having regard to the transport infrastructure installed being created as part of the development to cater for a maximum of total floorspace as part of the previous outline permission.

SuDS Implementation

14. 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: In the interests of satisfactory drainage and functioning of the site and to ensure that the sustainable drainage systems hereby approved are appropriately implemented

15. Prior to first occupation of the development hereby approved, details of the timetable for implementation of the cycleway to Langford Lane, approved under planning permission 14/02067/OUT, shall be submitted to and agreed in writing by Local Planning Authority. The cycleway shall be implemented in accordance with the agreed timescale.

Reason: To encourage the use of sustainable modes of transport and to ensure appropriate infrastructure is delivered in accordance with Policy INF1 of the Cherwell Local Plan 2011 - 2031 Part 1 and Policy TR1 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

The Committee considered application 22/01683/F for development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective) at Unit 7, Oxford Technology Park, Technology Drive, Kidlington, OX5 1GN for Oxtec Developments Limited.

Richard Cutler, from Bloombridge, on behalf of the applicant addressed the Committee in support of the application.

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

Resolved

- (1) That permission be granted for application 22/01683/F subject to the conditions below.

Conditions

1. The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:

2732-01-PL3 – Location Plan Proposed
2732-02-PL2 – Location Plan
2732-03-PL5 – Proposed Site Plan
2732-10-PL4 – Ground Floor Plan
2732-11-PL5 – First Floor Plan
2732-12-PL1 – Roof Plan
2732-14-PL4 – West & South Elevations
2732-15-PL4 – North & East Elevations
2732-100-PL2 – Cycle Locations
2732-101-PL2 – Bin Storage & Recycling
2732-102-PL3 – Fence Plan
2732-05-PL4 – Proposed Hard Landscaping Plan
4929-OPT7-ICS-01-XX-DR-C-0400-S2-P02 – Typical Construction Details
4929-OTP7 – Front Car Park - 100yr event plus 40% CC.
4929-OTP7 – Rear Car Park – 100yr event plus 40% CC.
4929-OPT7-ICS-01-XX-DR-C-0200-S2-P06 – Drainage Design
4929-OPT7-ICS-01-XX-DR-C-0201-S2-P01 – Catchment Areas
Planning & Economic Statement by Savills, received by the Local Planning Authority in May 2022
Design & Access Statement by Savills, received by the Local Planning Authority in May 2022
Transport Statement, by Vectos, dated May 2022
Sustainability and Energy Strategy, received by the Local Planning Authority on 18 December 2022
Drainage Strategy, REF: 4929-OTP7-ICS-CO-C-03.003, by Infrastruct CS Ltd, received by the Local Planning Authority on 25 November 2022

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

2. The levels of noise emitted by fixed plant and equipment operated on the site shall not exceed the levels set out in table 7.1 of the Noise Assessment Report produced by Peter Brett and dated December 2014 and approved under outline planning permission Ref: 14/02067/OUT.

Reason: In order to safeguard the amenities of the area and to comply with Policy ENV1 of the Cherwell Local Plan 1996.

3. The floorspace hereby approved is permitted to be used for uses in classes E(g) (i) and/or (ii) and/or (iii) and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Uses in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) are also permitted but only where they are ancillary to the function of an individual Class E(g) or B2 operation.

Reason: This permission is only granted in view of the very special circumstances and needs of the applicant, which are sufficient to justify overriding normal planning policy considerations and to comply with Policies Kidlington 1 and ESD 14 of the Cherwell Local Plan 2015 and Government Guidance contained within the National Planning Policy Framework.

4. The vehicle parking layout shown on plans 2732-03 PL5 and 2732-05 PL4 shall be laid out prior to occupation of the approved development. Thereafter, the areas shall be retained solely for the purpose of parking, turning, and manoeuvring.

Reason: In the interests of highway safety.

5. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason: To ensure that the development does not unduly affect operations at London Oxford Airport and in order to safeguard the amenities of the area and to comply with Government guidance contained within the National Planning Policy Framework and Policy ENV1 of the Cherwell Local Plan 1996.

6. Prior to the first use of the development, the sustainability measures outlined in the Sustainability and Energy Strategy received by the Local Planning Authority on 18 December 2022 will be implemented in accordance with the approved details.

Reason: To ensure sustainable construction and reduce carbon emissions and to comply with Policies ESD1, ESD2, ESD3, ESD4 and

ESD5 of the Cherwell Local Plan Part 1 and Government guidance contained within the National Planning Policy Framework.

7. The development hereby permitted shall be constructed to meet at least BREEAM 'Very Good' standard.

Reason: In order to comply with Policy ESD3: Sustainable Construction of the Cherwell Local Plan 2015.

8. No goods, materials, plant, or machinery shall be stored, repaired, operated or displayed outside the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Saved Policy C28 of the Cherwell Local Plan 1996.

9. Prior to first occupation a Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Travel Plan thereafter. Reason: To encourage the use of sustainable modes of transport.

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Oxford Technology Park, Langford Lane, Kidlington

The Committee considered application 21/02278/F for development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective) at Oxford Technology Park, Langford Lane, Kidlington for Oxford Technology Park Limited.

Richard Cutler, from Bloombridge, on behalf of the applicant addressed the Committee in support of the application.

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

Resolved

- (1) That permission be granted for application 21/02278/F subject to the conditions below

Conditions

1. 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:
 - 2612-01 PL2 - Building 4A & 4B Site Location Plan
 - 2612-02 PL4 - Proposed Site Plan/Hard landscaping

- 2612-04 PL3 - Cycle and Bin Locations
- 2612-06-PL1 – Proposed Bin Locations
- 2612-10 PL3 - Building 4A Ground Floor Plan
- 2612-11 PL3 - Building 4A First Floor Plan
- 2612-12 PL3 - Building 4A Roof Plan
- 2612-13 PL3 - Building 4B Ground Floor Plan
- 2612-14 PL3 - Building 4B First Floor Plan
- 2612-15 PL3 - Building 4B Roof Plan
- 2612-16 PL3 - Building 4A Elevations
- 2612-17-PL3 - Building 4B Elevations
- D42985/PMU/C – Lighting Plan
- 42985 – Lighting Design Report
- 5269-OTP4-ICS-CO-C-03.003 – Unit 4 – Drainage Statement
- P21-002-101 Rev C4 – Drainage Details/Engineering Layout
- Sustainability and Energy Statement received 18 December 2022

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework

2. The development hereby permitted shall be carried out strictly in accordance with the following plans and documents approved under outline planning permission ref. 14/02067/OUT and by planning permission ref. 17/00559/F:

- Air Quality Impact Assessment dated November 2016 and condition letter ref. 23558/GH/AA dated 8th February 2017;
- Reptile Method Statement ref. 8939_MS_APPR_12 10 16.docx dated 12th October 2016;
- Biodiversity Enhancement Measures ref. 8939_EMP_APPR_02 02 2017.docx dated 2nd February 2017;
- Bird Control Management Plan dated 14th March 2017.

Reason: To ensure that the development is carried out in accordance with details already approved by the Local Planning Authority to achieve a satisfactory development without adverse impact.

3. The levels of noise emitted by fixed plant and equipment operated on the site shall not exceed the levels set out in table 7.1 of the Noise Assessment Report produced by Peter Brett and dated December 2014 and approved under outline planning permission ref. 14/02067/OUT and by planning permission ref. 17/00559/F.

Reason: In order to safeguard the amenities of the area and to comply with Policy ENV1 of the Cherwell Local Plan 1996.

4. The floorspace hereby approved is permitted to be used for uses in classes E(g) (i) and/or (ii) and/or (iii) and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Uses in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as

amended) are also permitted but only where they are ancillary to the function of an individual Class E(g) or B2 operation.

Reason: This permission is only granted in view of the very special circumstances and needs of the applicant, which are sufficient to justify overriding normal planning policy considerations and to comply with Policies Kidlington 1 and ESD 14 of the Cherwell Local Plan 2011-2031 Part 1 and Government Guidance contained within the National Planning Policy Framework.

5. Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to Secure Travel Plans', shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Reason: To encourage occupiers to use sustainable modes of transport as much as possible in line with the Government guidance contained within the National Planning Policy Framework

6. Prior to the first occupation of the development hereby approved, 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:
 - As built plans in both .pdf and .shp file format;
 - Photographs to document each key stage of the drainage system when installed on site;
 - Photographs to document the completed installation of the drainage structures on site;
 - Photographs to document the completed installation of the drainage structures on site;
 - 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 in accordance with Policy ESD8 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

7. Other than the approved lighting hereby permitted, no external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason: To ensure that the development does not unduly affect operations at London Oxford Airport and in order to safeguard the amenities of the area and to comply with Government guidance contained within the National Planning Policy Framework and Policy ENV1 of the Cherwell Local Plan 1996.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and 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 current/next planting season with others of similar size and species.

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 Policy ESD15 of the Cherwell Local Plan Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the first use of the development, the sustainability measures outlined in the Sustainability and Energy Strategy received by the Local Planning Authority on 18 December 2022 will be implemented in accordance with the approved details.

Reason: To ensure sustainable construction and reduce carbon emissions and to comply with Policies ESD1, ESD2, ESD3, ESD4 and ESD5 of the Cherwell Local Plan Part 1 and Government guidance contained within the National Planning Policy Framework

10. The development hereby permitted shall be constructed to meet at least BREEAM 'Very Good' standard. Reason: In order to comply with Policy ESD3: Sustainable Construction of the Cherwell Local Plan 2011-2031 Part 1.

11. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996

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Salvation Army, Swan Close Road, Banbury, OX16 5AQ

The Committee considered application 22/03224/F for the variation of Condition 3 (temporary consent expiry date) of 18/01214/F (Change of Use to B8 storage and distribution with ancillary Class A1 shops and B1 offices) at Salvation Army, Swan Close Road, Banbury, OX16 5AQ for Salvation Army Trading Company Limited.

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

Resolved

- (1) That permission be granted for application 22/03224/F subject to the following conditions

Conditions

Compliance with Plans

1. 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:

- Application form for application 18/01214/F
- Site Location Plan for application 18/01214/F
- Site Plan for application 18/01214/F

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.

Temporary Consent

2. On or before 21st September 2028, the use hereby approved shall cease and the land and buildings restored to their former condition.

Reason: To grant a permanent consent would be premature and could prejudice a comprehensive redevelopment of the wider Canalside area, and to comply with Policies PSD1 and Banbury 1 of the Cherwell Local Plan (2011-2031) Part 1 and Government guidance contained in the National Planning Policy Framework.

Parking

3. The parking facilities approved under application 18/00407/DISC shall be retained for the parking of vehicles at all times.

Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

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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.

The meeting ended at 4.52 pm

Chairman:

Date: