

Consultee Comment for planning application 22/03138/F

Application Number	22/03138/F
Location	2-6 Waterperry Court Middleton Road Banbury OX16 4QG
Proposal	Removal of Condition 11 (use of building) of 89/00546/N - Condition 11 requires that the building shall be used only for the purpose of B1(a) and B1(b) and for no other purpose whatsoever. Removal of condition 11 will allow the building to be used for any activity specified under Class E of the Use Classes Order, as amended September 2020
Case Officer	Wayne Campbell
Organisation	Economic Development (CDC)
Name	Steven Newman (Economic Dev. Officer)
Address	Economic Development Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Whilst the principle of incorporating E-Class uses within the premises appears reasonable to support appropriate businesses and service providers, several elements appear to be missing within the proposal and its supporting documents:</p> <ol style="list-style-type: none">1) Having recently gained planning permission for the premises to be converted into a hotel, why this is apparently now not being implemented? <p>The currently proposed removal of conditions reflects the previously submitted market reports suggesting that the building ? when considered as a whole - is today less viable for office use than in 1989 (when the planning conditions were applied to restrict the building to office/R&D use ? to encourage ?the knowledge economy? to thrive in Banbury town centre, adjacent to the mainline railway station with a range of sustainable transport options accessible to employees and clients, and close to related services).</p> <p>Whilst the existing vacant office block is somewhat dated, Banbury is a thriving town with a growing residential population. Indeed, the Council?s Business Plan in 2022 maintains a long-held ambition to ensure that local urban centres thrive. This includes the safeguarding ? and indeed the reasonable adaptation - of such facilities to accommodate the needs of residents and local options for the workforce, and notably for the needs of businesses to provide the services and products required not only for local markets but also for their national and international clients.</p> <p>Further questions therefore arise:</p> <ol style="list-style-type: none">2) Is it the intention for the development to retain any elements of B1a/b uses ? perhaps on the upper floors?3) What ground floor uses are being considered?4) How will the uses combine to create a viable development?5) In brief, what is the applicant?s vision and ambition for this site? <p>I would hope the vision and ambition can be made clearer to return the premises once again to a productive use that adds significant value to the local economy.</p>
Received Date	09/11/2022 19:02:22
Attachments	