

Case Officer: Chris Wentworth

Recommendation: Approve

Applicant: Churchill Retirement Living Ltd

Proposal: Discharge of Condition 13 (Archaeological Written Scheme of Investigation) of 21/04202/F (APP/C3105/W/22/3296229)

Expiry Date: 9 February 2023

Extension of Time: 12 April 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The site is located on the junction of Castle Street, North Bar Street, Southam Road and Warwick Road. Bolton Road abuts the eastern boundary of the site. The site comprises the former Buzz Bingo Hall and its associated surface car park and a few small offices. Buzz Bingo closed in March 2020, and it was formally confirmed that it was not reopening in July 2020.
- 1.2 The site envelops but does not include Trelawn House which is a Grade II Listed building. This building would be retained. The application site also excludes the land and tyre service building, which is located to the rear, adjacent to Bolton Road.
- 1.3 The approved scheme (allowed at appeal against officer recommendation) will provide for the redevelopment of the site with 80 no. elderly person apartments and associated facilities within a new building of 3-4 storeys. Since the grant of planning permission at appeal, the applicant has demolished all but Trelawn House.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1 Condition 13 – which states that: Prior to any demolition and the commencement of the development, a professional archaeological organisation acceptable to the local planning authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the local planning authority.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

21/04202/F – Redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping – Allowed at appeal 08/22.

4. RESPONSE TO CONSULTATION

- 4.1 CDC Archaeology – No objection.

5. APPRAISAL

- 5.1 The applicant has submitted an overarching written scheme of investigation from Ecus Archaeology for the staged programme of archaeological investigation required by condition 13 of permission 21/04202/F.

- 5.2 This WSI has been assessed by the authorities Archaeologist who raises no objection to its content and considers it acceptable to meet the requirements of condition 13. On this basis, it is considered this condition (13) can be discharged.

6. RECOMMENDATION

- 6.1 That Planning Condition 13 of 21/04202/F be discharged based upon the following:

Condition 13 – Ecus Archaeology, Land at Bolton Road, Banbury, Oxfordshire, OX16 0TH – Written Scheme of Investigation for Programme of Archaeological Investigation, December 2022 Version V3.0 Report Ref 20043.

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DATE: 11 April 2023

Checked By: Andy Bateson

DATE: 12th April 2023
