

Ref: LMB/Banbury  
Your Ref: 21/04202/F  
Planning Portal Ref: PP-12280306

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30<sup>th</sup> June 2023

Dear Sir or Madam,

**Description:** Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of planning permission 21/04202/F to allow for the addition of a substation and water pump and the agree details of Condition 12 - Hard and Soft Landscaping.

**Site at:** Former Buzz Bingo, Bolton Road, Banbury. OX16 5UL.

Please find enclosed a Variation of Condition application pursuant to planning permission 21/04202/F to vary condition 2 and approval of detailing to discharge Condition 12 - Hard and Soft Landscaping, at the Churchill Retirement Living development - Former Buzz Bingo, Banbury.

Through the technical design process, it has been established that a substation and water pump station will be required for the development. The substation has been positioned in the south-eastern corner of the site, which in consideration of the constraints of the site, is the most suitable location. The constraints including positioning the substation far enough away from surrounding residential uses, as well as being mindful of the adjacent conservation area (bounding the site to the west).

As shown on the submitted drawing - Site Plan CRL:10116BB:201 Rev P1, both substation and water pump will be enclosed in 1.8m close board fencing to ensure the equipment does not appear as dominating along either Bolton Road or Castle Street. Whilst it is considered the close board fencing will be visible, it is not considered to have a detrimental impact on the streetscene or setting of the conservation area which wraps around the west and north boundaries of the site.

For the amended wording of condition 2, we have made the following suggestions in **bold**:

*“Except where otherwise stipulated by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan - 10116BB-PA00; **Site Plan - 10116BB:201 Rev P1**; Ground Floor Plan - 10116BB-PA02 A; First Floor Plan - 10116BB-PA03 A; Second Floor*

*Plan - 10116BB-PA04 A; Third Floor Plan - 10116BB-PA05 A; Roof Plan - 10116BB-PA06 A; Castle Street Elevations - 10116BB-PA07 B; North Bar Street Elevations - 10116BB-PA08 B; Internal and Gable Elevations 10116BB-PA09 B; Proposed Site Sections - 10116BB-PA10; Existing Elevations - EL 01; Existing Site Plan - 210076-3DR-XX-XX-DR-A-10001; Existing Bingo Hall/Office Plans - 210076-3DR-XX-XX-DR-A-10002; Vehicle Tracking Plan 536.0037.001 C; Refuse Vehicle Tracking Plan 536.0037.003 D; Vehicle Turning Tracking Plan 536.0037.006.”*

In addition to this, Condition 12 recognises the need for the hard and soft landscaping proposal to be submitted. The wording of the condition has been set out below. Whilst the condition has not yet been submitted against planning application 21/04202/F, we consider it appropriate that the details be discharged through this application. This is due to the minor amendments required with the implementation of both the substation and water pump. Drawing reference JBA 21/356 – 01 Rev A – Detailed Soft Landscaping Proposal has been submitted with the application for review.

*“Notwithstanding condition 2, no development shall take place above slab level until details of and a timetable for the implementation of hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The scheme shall include:*

- 1) details of the hard surface areas including vehicular pavements, pedestrian footways and other areas, crossing points and steps;*
- 2) details of the soft landscaping proposals along Castle Street, beside Trelawn House, around the car park, beside the Tyre Depot and around the Bolton Road boundaries. Development shall be implemented in accordance with the approved plans and timetable.”*

We therefore request this condition, once the details submitted within this application are considered acceptable, is made compliance through the Section 73 application.

I trust that the enclosed provides you with sufficient information to determine the application. If you have any queries, or if you require any further information, please do not hesitate to contact me at this office.

I now look forward to receiving an acknowledgement that the application has been registered.

Yours faithfully,



Lauren Bishop  
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