

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE
FOLLOWING DEVELOPMENT PROPOSAL**

District: Cherwell

Application no: 15/00047/REM

Proposal: Reserved Matters to 05/01337/OUT - Proposed Public House and 45 associated parking spaces

Location: Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice and the comments of local members.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 26 March 2015

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

No objection subject to conditions

Key issues:

The proposed development is dependent upon the development of the wider site for access.

Conditions:

D4 Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason DR1

D15 Parking and Manoeuvring Areas Retained

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason DR1

Detailed Comments:

The proposed provision of parking and turning areas is appropriate subject to a detailed submission. Similarly the proposed vehicular access is acceptable in principle but will need to integrate with the greater development site. I recommend the conditions set out above are imposed upon any planning permission that may be granted.

Officer's Name: Geoffrey Arnold

Officer's Title: Principal Engineer

Date: 26 March 2015

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LOCAL MEMBER VIEWS

Cllr: Mark Cherry
Comments:

Division: Banbury Calthorpe

Date: 01 March 2015

As long as planning procedure is followed and any infrastructure issue addressed I have no objection. But would like to be enlightened of what chain of pubic house has put in this request for planning application in the first place.