

Case Officer: Bob Neville

Recommendation: No objections

Applicant: Mr Finlay Scott

Proposal: Reserved matters pursuant to condition 2 of planning permission 14/01286/CM which granted permission for B2 use - OCC ref:- MW.0106/17

Expiry Date: 9 January 2018

1. APPLICATION SITE AND LOCALITY

- 1.1. The consultation from the County Council relates to a site formerly granted consent for minerals (ironstone) extraction from the Wroxton Field Quarry, accessed from the A422 (Stratford Road) by an existing haulage road. The site is located on flat ground some 1km west of the village of Hornton. Views of the site are limited by the existing hedgerows.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.2. An application has been submitted to Oxfordshire County Council for determination and Cherwell District Council is acting as a consultee. Outline Planning Permission has previously been granted for the conservation stone yard area for the processing of stone as class B2 of the Town and Country Planning (Use Classes) Order 1987 under 14/01286/CM - OCC Ref MW.0090/14. This consultation relates an application for approval of reserved matters pursuant to Condition 2 of the outline planning permission relating to appearance, landscaping, layout and scale.
- 1.3. The proposals include the erection of a steel portal framed industrial building, with profiled metal roof and walls, a footprint of ~1220m² and overall ridge height of ~9.7m, with associated landscaping scheme.
- 1.4. A further consultation has also been received for a linked application with the same detail is to be dealt with under ref. 17/02552/CM.

3. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
14/01286/CM	Outline Planning Permission for the conservation stone yard area for the processing of stone as class B2 of the Town and Country Planning (Use Classes) Order 1987 (OCC Ref MW.0090/14)	No objections
16/01155/CM	Outline planning permission for change of use of, the conservation stone yard area for the processing of stone, to class B2 of the Town and Country Planning (Use Classes)	No objections

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY AND CONSULTATION

- 5.1. As a County Matter application, all publicity and consultation has been carried out by Oxfordshire County Council. Cherwell District Council is a consultee only and has not undertaken any additional publicity or consultation.

6. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031)

- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13: Local Landscape Protection and Enhancement
- ESD15: The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28: Layout, design and external appearance of new development
- TR7: Development attracting traffic on minor roads.
- TR10: Heavy Goods Vehicles.
- ENV1: Environmental pollution

- 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

7. APPRAISAL

- 8.1. The proposal is a County Matter application and CDC is a consultee only. The key consideration is the effect the proposal might have upon the interests of the District, which in this case are considered to be the effect on visual amenities, the rural landscape, ecology and highway safety. It is expected that matters of ecology and highways fall within the scope of Oxfordshire County Council and that appropriate consultation and mitigation (if necessary) will be carried out.

- 8.2. The Council's Landscape officer has assessed the proposals and raises no objections subject to existing hedgerow systems being retained; commenting: *'For the purpose of mitigating the site and its use for the benefit of visual receptors on PRoW 255/5/10 to the south of the site, the site's southern and eastern boundary hedgerows and are to be retained and protected from damage in the long term. The site's western boundary hedgerow should also be retained and protected against damage for the purpose of physically containing the site from views from the highway to the west'*.
- 8.3. Also as noted by the Landscape Officer, the site is within a landscape once deemed to be an Area of High Landscape Value in the CLP 1996, but now rescinded in the current Cherwell Local Plan with policy ESD 13 in favour of seeking to 'conserve and enhance the distinctive and highly valued local character of the entire District', and therefore the retention and protection of the above-mentioned hedgerow system is crucial to mitigate the harm to this sensitive landscape.
- 8.4. Given the context and location of the site, subject to the above mitigation, officers do not anticipate that the wider rural landscape would be significantly affected by the current proposal.

8. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The proposal is a County Matter and CDC is a consultee only. It is expected that the County Council will make a full assessment into the effects of the proposal, but from the District perspective it is considered that, subject to an assessment of the Ecology and highways of the site being approved and appropriate landscaping being implemented, the proposal would not result in significant harm to the visual amenities of the site and wider landscape within which it sits.

9. RECOMMENDATION

1. Cherwell District Council raises no objections to the proposal subject to appropriate consideration given to ecology and highways matters and the following comments: For the purpose of mitigating the site and its use for the benefit of visual receptors on PRoW 255/5/10 to the south of the site, the site's southern and eastern boundary hedgerows are to be retained and protected from damage in the long term. The site's western boundary hedgerow should also be retained and protected against damage for the purpose of physically containing the site from views from the highway to the west.

Cherwell District Council requests that they be informed of the outcome of the application once a decision has been made.

Case Officer: Bob Neville

DATE: 11/01/18

Checked By: Emily Shaw

DATE: 12.01.2018
