

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held as a Virtual meeting, on 5 November 2020 at 4.00 pm

Present:

Councillor James Macnamara (Chairman)

Councillor Andrew Beere
Councillor John Broad
Councillor Hugo Brown
Councillor Phil Chapman
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Chris Heath
Councillor David Hughes
Councillor Mike Kerford-Byrnes
Councillor Cassi Perry
Councillor Lynn Pratt
Councillor George Reynolds
Councillor Barry Richards
Councillor Les Sibley
Councillor Katherine Tyson

Substitute Members:

Councillor Barry Wood (In place of Councillor Maurice Billington)

Also Present: Joy White, Transport Development Control Lead – Cherwell,
West Oxfordshire and Oxford Communities, Oxfordshire
County Council
Amrik Manku, Growth Manager Cherwell and West at
Oxfordshire County Council.

Apologies for absence:

Councillor Maurice Billington
Councillor Simon Holland

Officers:

Sarah Stevens, Interim Senior Manager – Development Management
Nat Stock, Minors Team Leader
Matt Chadwick, Principal Planning Officer
Andrew Lewis, Principal Planning Officer
Rebekah Morgan, Principal Planning Officer
Bob Neville, Senior Planning Officer
Karen Jordan, Deputy Principal Solicitor

Lesley Farrell, Democratic and Elections Officer

88

Declarations of Interest

7. Heyford Park, Camp Road, Upper Heyford, OX25 5HD.

Councillor James Macnamara, Non Statutory Interest, as a member of Lower Heyford Parish Council which had been consulted on the application.

8. Proposed Roundabout Access to Graven Hill and Wretchwick Green, London Road, Bicester.

Councillor Ian Corkin, Declaration, as a Cherwell District Council appointed non-executive director of Graven Hill Development Company and Graven Hill Holding Company and would leave the meeting for the duration of the item.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

10. The Beeches, Heyford Road, Steeple Aston, OX25 4SN.

Councillor Andrew Beere, Declaration, as the applicant was known to him and he would not take part in the debate or vote.

Councillor Barry Wood, Declaration, as the applicant was known to him and he would not take part in the debate or vote.

Councillor Hugo Brown, Conflict of Interest, as he personally knew the applicant and would leave the meeting for the duration of the item.

Councillor James Macnamara, Declaration, as the applicant was known to him and he would not take part in the debate or vote.

Councillor John Broad, Declaration, as he was known to the applicant as a trustee of the National Transport Trust.

Councillor Lynn Pratt, Declaration, as the applicant was known to her and she would not take part in the debate or vote.

Councillor Mike Kerford-Byrnes, Conflict of Interest, as he had discussed the application with the applicant and would leave the meeting for the duration of the item.

89

Requests to Address the Meeting

The Chairman advised that requests to address the meeting would be dealt with at each item.

90 **Minutes**

The Minutes of the meeting held on 8 October 2020 were agreed as a correct record and signed by the Chairman.

91 **Chairman's Announcements**

There were no Chairman's announcements.

92 **Urgent Business**

There were no items of urgent business.

93 **Heyford Park, Camp Road, Upper Heyford, OX25 5HD**

The Committee considered application 18/00825/HYBRID, a hybrid planning application consisting of the demolition of buildings and structures and outline planning permission for up to:

- o 1,175 new dwellings (Class C3);
- o 60 close care dwellings (Class C2/C3);
- o 929 m2 of retail (Class A1);
- o 670 m2 comprising a new medical centre (Class D1);
- o 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8);
- o 2,415 m2 of new school building on 2.45 ha site for a new school (Class D1);
- o 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2);
- o 30m in height observation tower with zip-wire with ancillary visitor facilities of up to 100 m2 (Class D1/A1/A3);
- o 1,000 m2 energy facility/infrastructure (sui generis);
- o 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1);
- o creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.

- The change of use of the following buildings and areas:

- o Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);
- o Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8);
- o Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1);
- o Buildings 73 and 2004 (Class D1);

- o Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class /D2 with ancillary A1-A5 use);
- o Building 340 (Class D1, D2, A3);
- o 20.3ha of hardstanding for car processing (Sui Generis); and
- o 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);
- The continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Sched.2.
- Associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

at Heyford Park, Camp Road, Upper Heyford. OX25 5HD for Dorchester Living Limited.

Jonathan Rees, Chairman of Middleton Stoney Parish Council addressed the Committee in objection to the application.

Gavin Angell, Development Director of Dorchester Living, (the applicant) addressed the Committee in support of the application

It was proposed by Councillor Ian Corkin and seconded by Councillor Barry Wood that application 8/00825/HYBRID be approved subject to various amendments to the conditions and the Section 106 agreement, the agreement of which to be delegated to the Assistant Director Planning and Development, in consultation with the Planning Committee Chairman and the Lead Member for Planning.

In reaching its decision the Committee considered the officer's report and presentation, the addresses of the public speakers and the written updates.

Resolved

- (1) That authority be delegated to the Assistant Director Planning and Development, to grant permission for application 18/00825/HYBRID subject to:
 1. The following conditions (and any amendments to those conditions deemed necessary to be agreed in consultation with the Planning Committee Chairman and the Lead Member for Planning):
 1. Statutory Time Limit (outline) – TL
 2. Phased Reserved Matters – PC
 3. Change of Use
 4. Compliance with Plans
 5. Phasing Plan – PC
 6. Reserved Matters (affordable housing)
 7. Design Codes – CON
 8. Levels – PC
 9. 1175-dwellings max

10. Landscaping per phase
11. Tree Protection
12. Landscaping
13. LEMP
14. CEMP-biodiversity
15. Protected Species Check/Updated surveys – CON
16. Cat/Dog Proof fence
17. Site Clearance (nesting season) – TL
18. Habitat Boxes – CON
19. Demolition (prior contractual commitment) – TL
20. Demolition
21. Building Recording – PC
22. Archaeology
23. School
24. Construction traffic
25. Green Travel Plan
26. Parking Strategy
27. Wheel Washing
28. CEMP-general
29. Working Hours
30. Noise 1
31. Noise 2
32. Lighting Strategy
33. Waste Management Strategy
34. No open storage
35. Plant to be internal
36. Compounds
37. Strategic Surface Water Management Scheme:
38. Surface Water Management Scheme (Phases):
39. Completion and Maintenance of Sustainable Drainage – Shown on
Approved Plans:
40. SuDS – Design Documentation Plans:
41. Environment Agency-Remediation Strategy
42. Environment Agency-Verification Report
43. Environment Agency-No infiltration
44. Environment Agency- foul water drainage scheme-1
45. Environment Agency- foul water drainage scheme-2
46. TWU-Protection Zone
47. TWU—Piling method statement
48. Sports Park 1
49. Sports Park 2
50. Community use of sport
51. Flying Field- Strategies for parking, lighting, signage, waste and
fencing:

- 52. Flying Field- Parking/Storage
- 53. Flying Field- Runways and Taxiways:
- 54. Flying Field- Car Processing1
- 55. Flying Field- Car Processing 2
- 56. Flying Field- Filming production management plan
- 57. Flying Field- Filming-Photo record
- 58. Flying Field- Filming-noise

2. The completion of a planning obligation under section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991 to secure the following (and any amendments as deemed necessary to be agreed in consultation with the Planning Committee Chairman and the Lead Member for Planning):

Education:

- provision of a new 1.5 entry primary school on a minimum 2.2 ha site as shown on the Composite Parameter Plan (or, in the alternative, agreeing to make a suitable site available for OCC with contributions for a school to be provided to OCC specification);
- contributions towards secondary school places which will consist of an expansion to the existing Heyford Park Free School sites to facilitate an additional 1.5 form of entry (or, in the alternative, providing a financial contribution to OCC);
- contribution towards special education needs.

Open Space

- Provision of a mixture of community orchard areas and allotments;
- Provision of sports pitches to meet CDC requirements, to an agreed quantum;
- Provision of sports pavilion/changing rooms facilities;
- Indoor sport provision, consisting of on-site provision (or, in the alternative, providing a financial contribution for off-site provision);
- Provision of children's' play areas to meet CDC requirements, to an agreed quantum and specification.

Community Facilities

- Provision of community hall/youth facility to an agreed specification to include Parish Office and ;
- Funding towards the provision of a community worker;
- Provision of a neighbourhood police facility.

Health Care

- Provision of an extra care facility to an agreed specification or financial contribution to healthcare provision
- Provision of an on-site healthcare facility of a minimum of two multipurpose treatment rooms with ancillary utility, waiting and reception space with financial contribution to primary healthcare provision.

Access and Movement

- Resurvey traffic flows in the surrounding area and undertake remodelling
- Form a working group to formulate a strategy for traffic mitigation in the surrounding area.
- Contributions towards public transport provision in the form of a bus service contribution and bus infrastructure to agreed amounts;
- Undertaking Travel Planning initiatives;
- Contributions towards off site highway works to improve highway junctions, including safety improvements contribution to A4260/B4027;
- Middleton Stony junction improvements; Ardley/Bucknell junction improvements; B430/minor road junction improvements; Chilgrove Drive S278 scheme; M40 Junction 10 improvements;
- Contributions towards rural traffic calming schemes including in Middleton Stoney, Lower Heyford including Caulcott, Ardley with Fewcott , Somerton, North Aston, Chesterton, Kirtlington, Bucknell and Fritwell and the contributions to be proportionate to the impact of traffic on the revised modelling outcome
- Introduction of HGV restrictions on B4030 at Middleton Stoney and Lower Heyford
- Routing agreements for all HGV traffic going to or departing from Heyford Park

Mitigation measures to be introduced at the earliest opportunity.

Heritage

- Provision of a Flying Field Park to an agreed specification;
- Provision of a Control Tower Park to an agreed specification;
- Provision of a Heritage Centre and a Heritage Centre Manager, to an agreed specification;
- Provision of an Observation Tower on the Flying Field, to an agreed specification;
- Provision of Heritage Tours to an agreed specification;
- Baseline building condition surveys and wind and watertight works programme for buildings and structures on the defined Flying Field area;
- Provision of exhibition space in Building 1443 to an agreed specification;
- Refurbishment of Victor Alert Area buildings and structures to an agreed specification;
- Refurbishment of the Control Tower to an agreed specification;
- Provision of the Heyford Trail to an agreed specification;
- Provision of Interpretation Boards to an agreed specification.

Ecology

- Provision of on-site ecological mitigation measures to an agreed specification and quantum;
 - Contributions towards and/or provision of off-site ecological mitigation measures to an agreed specification and quantum;
 - Provision of a cat-proof fence on the boundary of the settlement area and the Flying Field to an agreed specification.
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Planning Committee - 5 November 2020

- Library
Contribution towards library provision.

- Waste Management Contributions
Contribution towards waste management provision and services.

- Bin Contributions
Contribution towards the provision of recycling and waste bins for households.

- Recycling Centre
Contribution towards the provision of recycling centre facilities.

- Apprentices
Contribution towards apprenticeship opportunities.

- Public Art
Contribution towards public art provision on site