

West Area Planning Committee

1 December 2015

Application Number: 15/00760/FUL

Decision Due by: 15th May 2015

Proposal: Change of use and extension of existing thatched barn to provide accommodation for a visitor shop and ticket office, a café, storage, staff accommodation, interpretation space. Demolition of existing buildings and erection of new works building and service yard including workshops, garages, storage, staff facilities and WCs, parking area and established landscaping.

Site Address: Christ Church College St Aldate's

Ward: Holywell Ward

Agent: Terry Gashe

Applicant: Mr James Lawrie

Addendum Report:

1. West Area Planning Committee resolved to approve this proposal subject to a contribution of £2000 to the County Council secured via a S106 agreement towards establishing a new scheduled coach set-down stop and improve the bus stops along St Aldate's, particularly outside Tom Gate, and way-finding information within the site. See paragraph 38 of the previous report attached at **Appendix 1**.
2. Since Committee's decision the Applicant has queried the purpose of the contribution and the direct relevance of the works. The County Council confirmed the contribution was intended to allow them to tidy up the present arrangements outside Tom Gate where the scheduled London coaches drop off. There was no intention of introducing any additional bus movements but to ease the pavement congestion by moving the scheduled London coaches further south, away from Tom Gate. This was seen as a benefit to Christ Church in managing their visitors but was not proposed to directly mitigate the visitor centre. As a result the County have reviewed their position and withdrawn their request for the contribution. They will however continue to work with Christ Church to identify a way of improving public realm and bus stop situation close to Tom Gate outside the planning process.
3. As the provision of the new bus stop and public realm improvements was suggested by the County as a way of better managing the visitors to Christ Church, rather than to directly mitigate the impact of the Visitor Centre, Officers consider that there would be no harm as a result. It is therefore

recommend that the application be approved subject to the conditions set out previously, but with an additional condition requesting details and approval of way-finding measures within the site.

Contact Officer: Felicity Byrne

Extension: 2159

Date: 23rd November 2015