

# Agenda Item 4

Planning Review Committee

22<sup>nd</sup> December 2011

**Application Number:** 11/02032/FUL

**Decision Due by:** 9th November 2011

**Proposal:** Refurbishment of Unit 1 comprising:-

- External alterations to the eastern elevations of the building to match the rest of the shopping park to create 4 units, additional glazing and new frontage louvers; (Additional Information)
- Mezzanine floorspace within retail units 1A, 1B and 1C;
- Alterations to the pedestrian and parking areas to front of the retail building and replacement compound/ new plant area within the service area (all as a variation on previous approval), and out of hours deliveries within the car park;
- Formation of three Class A3 cafe-restaurants as a change of use and extension of the south western part of the existing retail building and enhancement of the open space to the south;
- Demolition of part of the rear of the existing building and redevelopment of that area and the adjoining garden centre to provide four dwelling houses with related access and car parking. (Additional Information) (Amended Plans)

**Site Address:** Unit 1 Templars Shopping Park Between Towns Road.

**Ward:** Cowley Ward

**Agent:** Blue Sky Planning

**Applicant:** Kyarra Sarl

This application was considered by East Area Planning Committee at its meeting of 6<sup>th</sup> December 2011. It has been called into this committee by Councillor Shah Khan supported by Councillors Rowley, Cook, Turner, Price, Sinclair, Tanner, Timbs, Lloyd - Shogbason, Darke, Humberstone, Van Nooijen and Baxter on the grounds that issues of public safety and lighting were not fully considered at the East area Planning Committee.

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**Recommendation:** Committee is recommended to support the proposals in principle but defer the application in order to allow a "Deed of Variation" / legal agreement to be drawn up to relate to the expanded facilities and secure a financial contribution towards public safety measures in the locality, and

delegate to officers the issuing of the Notice of Planning Permission on its completion.

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### **Background to Report.**

1. The planning application relates to works at the Templars Retail Park and is the latest in a series of proposals which have sought to upgrade the retail park, add new facilities, and allow for new occupiers for the various retail units as current leases come to an end. The main parts of this latest planning application therefore relate to the provision of 3 small café units, 4 new houses fronting Rymers Lane on land where the garden centre to B and Q is currently located, and various enabling works. On vacation of the B and Q unit Sainsburys is anticipated to open a new supermarket on the greater part of the floorspace there. This latest application is referred to this committee following consideration at East Area Planning Committee. A copy of the officers' report to that committee is appended.
2. In considering the proposal East Area Planning Committee resolved to support the application subject to conditions and a legal agreement as outlined in its report, but also with two additional conditions restricting the otherwise permitted change of use from Class A3 café to Class A1 retail use, and controlling services hours.
3. One matter which was not discussed in detail at committee however relates to public safety issues, in particular in relation to the parkland to the east of the retail park and the additional use of footpath routes there through to residential streets at Cleveland Drive, Maidcroft Road and Havelock Road. These routes have been subject to a degree of antisocial behaviour and have been a concern raised by the local Neighbourhood Action Group (NAG) in the past. The footpaths are unlit at night and with new facilities opening later into the evening and during hours of darkness, there may be a temptation for greater numbers to use these unlit routes in the future.
4. Since East Area Planning Committee met, further discussions have taken place with the current applicants who have offered to make a financial contribution of £10,000 towards improvements to public safety through the parkland in the form of the introduction of lighting. This can be secured by legal agreement. As no scheme has yet been costed however, then this sum may need to be supplemented by other monies in order to fully fund a scheme.
5. Further consultation has also taken place now with the Thames Valley Police Crime Prevention Officer who welcomes the contribution, but suggests that any lighting provided should be turned off during the late evening after retail units have closed in order to deter people from gathering in the park when none of the retail and café units are open.

**Conclusion.**

6. Officers welcome the financial contribution offered towards improving public safety through the park. Committee is therefore recommended to support the proposals as set out in the officers' report to East Area Planning Committee with the addition of the further conditions indicated above, and an accompanying legal agreement securing the financial contribution.

**Contact Officers:** Lisa Green / Murray Hancock

**Extensions:** 2164 / 2153.

**Date:** 12<sup>th</sup> December 2011

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