

**Warehouse Car Park And Land At Jacobs Douwe
Edberts Ruscote Avenue Banbury**

19/00062/NMA

Case Officer: Shona King

Recommendation: Approval

Applicant: Paloma Capital And Graftongate

Proposal: Alterations to office cladding configuration and colour. Level of cladding to base of front elevation revised. Additional window added. Access gate location amended. Barrier island revised (Proposed as Non Material Amendment to application 18/01246/F)

Expiry Date: 31 July 2019

Extension of Time:

1. APPLICATION SITE AND LOCALITY

1.1. The application site is an existing, vacant, brick built, warehouse, located to the north of Southam Road in Banbury. It is bounded to the immediate south by a Cemetery, the car parking area and Ruscote Avenue to the west, an existing factory to the north and a Waitrose Supermarket to the east, with Southam Road beyond that to the east.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The applicant seeks approval as a non-material amendment to 18/01246/F for the configuration of the cladding to the office, the level of the cladding to the base of the front elevation, the addition of a window, the relocation of the existing access gates and the reduction in the size of the barrier island.

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> |
|-------------------------|--|-----------------------|
| 18/01246/F | Change of use of premises from Class B8 to B1c/B2/B8, including internal and external alterations, demolition of ancillary structures and new access to Southam Road | Application Permitted |

4. APPRAISAL

4.1. Given the scale of the building the changes proposed in this application are considered to be relatively minor in nature and would not comprise, individually or collectively, significant change to the development which was assessed during the application process.

4.2. The overall appearance of the building would not be significantly altered from the approved scheme and there would be no increase in overlooking of neighbouring properties, nor would there be any additional increase in noise from the site arising from the development or detriment to highway safety as a result of the amendments. These issues were considered as part of the original planning application.

4.3. The proposals are therefore considered to be non-material in this instance.

5. PLANNING BALANCE AND CONCLUSION

- 5.1. In summary, having regards to the proposed changes and for the reasons above, the proposed changes are considered to fulfil the criteria for non-material amendments.

6. RECOMMENDATION

Cherwell District Council, as Local Planning Authority, hereby approves as non-material amendments to 18/01246/F the changes set out on the application form and Drawing Numbers: 16083_P003 rev X and 16083_P002 rev D.

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of planning permission 18/01246/F. These conditions must be adhered to so as to ensure that the development is lawful.

Case Officer: Shona King

DATE: 16.07.2019

Checked By: Nathanael Stock

DATE: 18.07.2019
