**From:** Linda Griffiths
**Sent:** 01 November 2018 09:18
**To:** 'Andy P. Wendler'
**Subject:** RE: Bicester Kingsmere - Local Centre

Good Morning Andy

I have now had the opportunity to consider your proposals and can advise as follows:

1. Amalgamation of units 3 and 4 – this is precluded as you say by condition 37 of the outline consent which states that each of the retail units shall not exceed 150m2. The amalgamation of units therefore requires planning consent. In this instance however, I consider that the reason behind the condition will not be breached as it will not conflict with the submitted ES, there are two further smaller remaining retail units, the proposal will meet the needs of the residents of Kingsmere and it will not detrimentally impact upon the town centre. I am therefore of the opinion that we could deal with this issue by the submission of an NMA application only which I am happy to support and can determine in a timely manner to enable the potential occupier to proceed.
2. In terms of the bollards – as explained over the telephone, due to the narrowness of the pedestrian footway in front of this unit, I consider that the bollards along the whole frontage will impede pedestrians and I do not consider it to be essential. I can agree however, the erection of bollards as shown under the first section only, purely to protect the ATM, provided that this will not impede access for wheelchair users/ people with buggies etc. This would in my view be de-minimus and would not specifically require planning permission.

I trust the above is helpful to you, but should you wish to discuss the matter further, please do not hesitate to give me a call.

Kind Regards

Linda

**Linda Griffths BA (Hons) MRTPI**

**Principal Planning Officer (Major Developments)**

**Place and Growth Directorate**

Cherwell District and South Northamptonshire Councils

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You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

**From:** Andy P. Wendler [mailto:andy@lspdevelopments.co.uk]
**Sent:** 24 October 2018 14:46
**To:** Linda Griffiths
**Subject:** Re: Bicester Kingsmere - Local Centre
**Importance:** High

Afternoon Linda

Following on from our telephone conversation this morning, with regards the point below, if you could just let me know it it needs an application or not, if it does require one, then we will leave it, as the tenant needs to order equipment within the next few days.

With regards bollards to the front of the C store, please see attached plan, if you could advise if this is acceptable and if so, if we can just deal with via exchange of emails?

Look forward to hearing from you.

**Kind Regards**

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| Image removed by sender. LSP logo | **Andy Wendler Image removed by sender. LinkedIn**Development Manager **T:** 01530 567070   **M:** 07970 874789**W:** [www.lspdevelopments.co.uk](http://www.lspdevelopments.co.uk/)**LSP Developments Limited**13 Kilwardby Street, Ashby de la Zouch, Leicestershire, LE65 2FR[Email Disclaimer](http://www.lspdevelopments.co.uk/email-disclaimer) |

**From:** Andy Wendler <andy@lspdevelopments.co.uk>
**Date:** Monday, 8 October 2018 at 12:31
**To:** Linda Griffiths <Linda.Griffiths@cherwellandsouthnorthants.gov.uk>
**Subject:** Bicester Kingsmere - Local Centre

Afternoon Linda

We have been asked by one of our tenants if they can take the last remaining unit. He is a Fish & Chip shop who wants to provide a restaurant as part of his offer, he is current taking unit 3 and wants to combine this with unit 4. We have worked with the operator in numerous of our other developments and he is very good, provides a good offering and a high quality fitout.

However looking at the OPP 06/00967/OUT (the right one this time!!) Condition 37 prevents this without the Consent of the Council. There is a limit of 150 m2 and combining units 3 & 4 would result in a unit of 184m2

Put simply, do you have a problem with this and would the Council be prepared to issue such Consent, given the increase in floor area is relatively de minimis.

If you could come back to me as soon as you are able, it would be appreciated.

**Kind Regards**

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| Image removed by sender. LSP logo | **Andy Wendler Image removed by sender. LinkedIn**Development Manager **T:** 01530 567070   **M:** 07970 874789**W:** [www.lspdevelopments.co.uk](http://www.lspdevelopments.co.uk/)**LSP Developments Limited**13 Kilwardby Street, Ashby de la Zouch, Leicestershire, LE65 2FR[Email Disclaimer](http://www.lspdevelopments.co.uk/email-disclaimer) |