

**Holiday Inn Express Hotel Bicester Gateway
Business Park Wendlebury Road Chesterton
OX25 2BX**

19/00248/DISC

Case Officer: Caroline Ford

Recommendation: Approval

Applicant: London And Regional Properties

Proposal: Discharge conditions 2, 4 and 12 17/02557/REM

Expiry Date: 28 August 2019

Extension of Time: 10 September 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to land part of the Bicester 10 allocation to the east of the A41, west of the Wendlebury Road and north of Shouler Way. The land and a parcel to the south of Shouler Way were granted outline permission by 16/02586/OUT for up to 14,972sqm of B1 employment buildings (on the southern parcel) and a hotel up to 149 bedrooms (on the northern parcel). Reserved matters permission for the hotel was granted by 17/02557/REM and is to be occupied by Holiday Inn Express.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks to discharge three conditions which required the submission of further details. The requirement of each condition, the reason for their imposition and an assessment of the details received is set out in the appraisal section of this report.

3. RELEVANT PLANNING HISTORY

- 3.1. The relevant planning history is outlined above in terms of the outline and the reserved matters permissions. There have been applications to discharge conditions pursuant to the outline permission.

4. RESPONSE TO CONSULTATION

- 4.1 CDC ARBORICULTURE: No objections with reference to the tree/ hedge management and the proposal seeks to retain the majority of boundary trees removing only one group. No concerns for retained trees providing protective measures as detailed within the landscape management plans and previous AMS are followed. Has a detailed planting plan been submitted with detail on trees, species and tree pit details?

Officer response – landscape plans have been approved and the plan provides some wording on tree pits. However no plan to show tree pits appears to have been approved and there is no planning condition seeking this further detail.

- 4.2 CDC ECOLOGY: No major issues with the Habitat Management Plan. It is suggested that the Southern Aspect triple swift box should be moved to a slightly different aspect (any with relatively clear flight lines) as southern facing boxes are not ideal as they can get too hot. If this is amended, then conditions 4 and 12 could be discharged on the basis of this document.

4.3 CDC LANDSCAPE: Initially asked for a number of amendments of detailed points around maintenance/ management. Following the receipt of an amended HLMP, it was confirmed that the document was acceptable.

5. APPRAISAL

5.1 Planning condition 2 required that samples of the external materials to be used in the construction of the walls and plant screen must be agreed prior to the construction of walls above ground level. The reason for the imposition of the condition is to ensure the satisfactory appearance of the completed development.

5.2 A schedule of materials and information about the colours and types was submitted. Initially some concern was expressed regarding the proposed cladding colour (a gold colour was identified and I had some concern about what this would look like based upon the image available online). In response, samples were made available of both the cladding and also a brick sample panel of the Ibstock Atlas Smooth Blue and other samples of the ivory cladding, the RAL 7012 colour used for windows/ doors/ plant screen and the grey blocks for the car park. The materials palette is considered to be acceptable now that samples have been seen. The brick and cladding materials are considered appropriate. The gold cladding is a suitable tone of gold that is not garish and I consider it will sit appropriately on this building which is one of the first buildings seen when entering Bicester from the south, which will be a landmark and which does not have a particular context to relate to therefore can make a statement. All other materials described within the register, of which samples have now been seen are considered acceptable and planning condition 2 can therefore be discharged.

5.3 Planning condition 4 requires that prior to the occupation of the development, a landscape management plan be submitted and approved. It is identified that the plan must include the timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting. The reason for the imposition of the condition is in the interests of the visual amenities of the area and to ensure the creation of a pleasant environment for the development.

5.4 A Habitat and Landscape Management Plan (HLMP) prepared by WYG has been provided and updated on two occasions to respond to the comments of the Council's Ecology and Landscape Teams. The Landscape Team have confirmed that the HLMP is now acceptable and the document was amended to respond to the Ecologist comments as one swift box is proposed on the north eastern and one on the south western aspects of the building. On this basis and having reviewed the document myself, I would agree that the document is acceptable and meets the requirements of the condition. Planning condition 4 should therefore be discharged.

5.5 Planning condition 12 requires details of biodiversity enhancement measures to be incorporated into the building and included within the site to be first agreed prior to the construction of the hotel building above ground level. The reason for the imposition of the condition is in the interests of taking opportunities to preserve and enhance the nature conservation.

5.6 Plans showing the biodiversity enhancement scheme have been provided as well as this matter being covered within the HLMP and a lighting scheme has been provided. The Council's Ecologist confirmed that providing her comments were overcome, that she considered planning condition 12 could be discharged. On the basis that the HLMP has been amended as requested, it is considered that the information provided (and summarised above) is therefore acceptable and meets

the requirements of the condition. Planning condition 12 should therefore be discharged.

6. RECOMMENDATION

That Planning conditions 2, 4 and 12 of 17/02557/REM be discharged based upon the following:

Condition 2

The details of the materials as set out in the submitted Materials Register (apart from item 13.0 which, for the avoidance of doubt is not approved), the Sto brochure relating to the external wall insulation, details of the Ibstock Atlas Smooth Blue brick, drawing numbers DD-BIC-NOR-ZZ-DR-EL-A—5001 Rev C (GA Elevations) (for the purpose of demonstrating material distribution only), DE-A-6019 Rev T3 (Rooftop Plant Louvre – Screening detail), DE-A-6803 Rev T3 (Cycle Store Details), DE-A-6806 Rev T3 (Entrance Feature Structure Details) and the samples seen on site on the 04/09/2019. The development must be carried out in accordance with the samples approved.

Condition 4

The Habitat and Landscape Management Plan (2019 – 5 years post-development) prepared by WYG dated 25 June 2019, amended version received in the department on the 05 September 2019. The Landscape Management Plan shall be implemented in accordance with the details set out in this document.

Condition 12

The details of the Biodiversity Enhancement Measures as detailed within the Habitat and Landscape Management Plan (2019 – 5 years post-development) prepared by WYG dated 25 June 2019, amended version received in the department on the 05 September 2019 and the details shown on drawing numbers Figure 3 Rev B (Biodiversity Enhancement Scheme), Figure 2 Rev A (Phase 1 Habitat Plan, 001 Rev 1 (Proposed Lighting Layout (3m cycle way)) and 001 Rev 2 (Proposed Lighting Layout). The biodiversity measures shall be installed as part of the development.

Case Officer: Caroline Ford

DATE: 09/09/2019

Checked By: Alex Keen

DATE: 10/09/2019
