

**Land At Skimmingdish Lane And Land And
Roundabout At Bicester Road Launton**

19/02050/F

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Bicester Heritage Ltd.

Proposal: Erection of a new substation

Expiry Date: 4 December 2019

Extension of Time:

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is within the former RAF Bicester Airfield which is located to the north of Bicester on the outskirts of the town centre; the proposal itself falls within the new technical site (new building commercial units) which is currently under construction.
- 1.2. The site occupied by Bicester Heritage comprises the main technical site area (where the majority of the buildings are located), the flying field which extends to the north and east of the main technical site area and the new technical site to the south of the historic technical site. For the purposes of this application, the site area and redline just relates to a single building and does not include any other part of the site.
- 1.3. The whole of the site (including the flying field) is designated as a conservation area and the majority of the buildings within the main technical area are listed (grade 2). There are also a number of Scheduled Monuments located on the edges of the flying field and within the main technical area. Vehicular and pedestrian access to the site is gained just north of the roundabout on Buckingham Road. There are residential properties located to the west and south-west of the site.
- 1.4. The following constraints relate to the wider Airfield site:
 - The site is located within the Conservation Area of RAF Bicester;
 - The building is a Grade II listed building;
 - The majority of other buildings on the site are either Grade 2 listed or locally listed;
 - There are a number of Scheduled Monuments located within the main technical site area;
 - There is a Site of Special Scientific Interest (SSSI) within 2 km of the site (the quarry to the north);
 - There is a proposed District Wildlife Site to the south of the site on the opposite side of Skimmingdish Lane;
 - Much of the adjoining airfield is allocated as a Local Wildlife Site;
 - The site is bordered to the south by the A4421 Skimmingdish Lane and to the west by the Buckingham Road;
 - There are residential properties to the south, south-west and west of the site (opposite sides of the road);
 - The site is allocated in the Cherwell Local Plan for 'Tourism Development' (Policy Bicester 8) and there is a site adjacent which is allocated for 'New Employment Development' (Policy Bicester 11).

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application relates to a proposed sub-station building to be located at the eastern side of the new technical site. The building would measure approximately 4.4m x 8.1m with a maximum height of 2.9m. The building would be constructed of brick with a demountable roof which would match the roof material on the new technical site.

3. RELEVANT PLANNING HISTORY

- 3.1. There is detailed planning history relating to the wider Bicester Heritage site, the following planning history is considered directly relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
18/01333/F	Extension to existing Technical Site to provide new employment units comprising flexible B1(c) light industrial, B2 (general industrial), B8 (storage or distribution) uses with ancillary offices, storage, display and sales, together with associated access, parking and landscaping.	Application Permitted

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **14 November 2019**, although comments received after this date and before finalising this report have also been taken into account.

- 5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. LAUNTON PARISH COUNCIL: No comments or objections.

STATUTORY CONSULTEES

- 6.3. NATS SAFEGUARDING: No safeguarding objection to the proposal.
- 6.4. OCC HIGHWAYS: No objection

NON-STATUTORY CONSULTEES

- 6.5. CDC ENVIRONMENTAL PROTECTION: No comment on noise, contaminated land, air quality, odour or light issues.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment
- BICESTER 8 – RAF Bicester

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

- 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- RAF Bicester Planning Brief

8. APPRAISAL

- 8.1. The key issues for consideration in this case are:

- Principle of development
- Design, impact on heritage assets and the character of the area
- Residential amenity
- Highway safety

Principle of the development

- 8.2. Planning consent (18/01333/F) has been granted for new commercial units on this part of the site and these are currently under construction. The proposed sub-station is required to provide the required electrical infrastructure to support the use of these units. The building is a small and necessary addition that would not result in the creation of any additional commercial floor space.
- 8.3. Subject to design considerations, the principle of the development is considered to be acceptable. The proposal accords with Policy Bicester 8, in that it supports the wider re-development of the site as set out in the policy.

Design, impact on heritage assets and the character of the area

- 8.4. The size of the proposed building has been determined by operational needs. The building is relatively small and designed to be in keeping with the design of the new technical area. A brick sample and cladding sample have been provided and are considered to be appropriate for this building; the same materials will be used on the new technical site building.
- 8.5. The proposed building will not have a detrimental impact on the character of the Conservation Area or the setting of listed buildings located within the historic technical site. Therefore, the proposal is considered to be acceptable and complies with saved Policy C28 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2031 and Government Guidance contained within the NPPF.

Residential amenity

- 8.6. The proposed sub-station would be located within the new technical area of the site and the nearest residential properties are on the opposite side of Skimmingdish Lane. The proposed sub-station would not generate significant levels of noise and the Council's Environmental Protection officer has raised no objections to the proposal in relation to noise, contaminated land, air quality, odour or light issues.
- 8.7. The proposed would not have a detrimental impact on residential amenity and is considered to be acceptable in this regard.

Highway safety

- 8.8. The Local Highway Authority have raised no objections to the proposal. The development will attract minimal vehicle movements for servicing purposes only and this would not have a detrimental impact on highway safety.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The proposed building will provide essential infrastructure to support the consented commercial development on the site. The proposals respect the historic nature of the site, having regard to the setting of listed buildings and the character and appearance of the Conservation Area.
- 9.3. Overall, the proposal is considered to be acceptable and complies with Government guidance contained within the NPPF, Policies ESD15 and BICESTER 8 of the Cherwell Local Plan 2031 and saved Policy C28 of the Cherwell Local Plan 1996.

10. RECOMMENDATION

That permission is granted, subject to the conditions set out in the decision notice.

Case Officer: Rebekah Morgan

DATE: 15/11/2019

Checked By: Alex Keen

DATE: 15/11/2019
