



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Lichfields
Ms Sarah Watts
Apex Plaza
Forbury Road
Reading
RG1 1AX

Non-Material Amendment(s) Determination

Date Registered: 28th April 2023

Proposal: Several design changes to the services building (proposed as non-material amendment to 21/03195/F)

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Parish(es): Begbroke

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby agrees that having considered all relevant matters, including the requirements of legislation in s96A, the proposed changes are considered to be non-material to the planning permission when considered individually and cumulatively and would not affect the scope of the planning permission including the associated conditions. For the avoidance of doubt, the approved plans condition (condition 2 of planning permission 21/03195/F) only is updated (incorporating the plans approved by 22/02372/NMA) to reflect the proposed changes as follows:

Condition 2

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

Proposed Site Plan BBSP-NBBJ-ZZ-XX-DR-A-511010/P3
Proposed Floor and Roof Plan – Services Building BBSP-NBBJ-ZZ-XX-DR-A-511011/C02
Proposed Elevations and Sections – Services Building BBSP-NBBJ-ZZ-XX-DR-A-512010/C02
Landscape Masterplan LP2264-FIR-00-ZZ-DR-L-0001/08
Car Park Landscape General Arrangement LP2264-FIR-00-ZZ-DR-L-0002 Rev 05
Car Park Overland Flows BBSP-RAMB-CP-XX-DR-C-000105/P02
Car Park Foul and Surface Water Drainage Layout BBSP-RAMB-CP-XX-DR-C-000110/P02
Car Park Drainage Details Sheet 1 BBSP-RAMB-CP-XX-DR-C-00410/P01
Car Park Drainage Details Sheet 2 BBSP-RAMB-CP-XX-DR-C-00411/P01
Car Park Drainage Details Sheet 3 BBSP-RAMB-CP-XX-DR-C-00412/P01
Car Park Drainage Details Sheet 4 BBSP-RAMB-CP-XX-DR-C-00413/P01

Construction Details BBSP-RAMB-CP-XX-DR-C-000510/P04
Vehicle Swept Paths Sheet 1 BBSP-RAMB-CP-XX-DR-C-00550/P01P
Zone C Proposed Surface Water Drainage Layout BBSP-RAMB-ZC-XX-DR-C-000103 Rev P04
Pavements Plan BBSP-RAMB-ZZ-XX-DR-C-00500 Rev P04
Design and Access Statement, including landscaping and drainage details, prepared by NBBJ, Fira and Ramboll
Transport Statement, prepared by IMA Transport Planning
Arboriculture Assessment, Tree Schedule and Tree Survey Plan, prepared by FPCR
Ecological Assessment, prepared by BSG
Drainage Statement, prepared by Ramboll
Car Park Lighting Report and drawing BBSP-HLEA-XX-XX-DR-E-708-002/P1, prepared by Hoare Lea
Biodiversity Metric 3.0 for Car Park Area
Biodiversity Metric 3.0 for Car Park Area 10%
District Licence Report Begbroke Science Park (Car Park) 202109015
District Licensing Scheme Certificate. Habitat Creation and Enhancement Report.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

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

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
**Assistant Director – Planning and
Development**

Date of Decision: 18th May 2023

Checked by: Caroline Ford



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NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.