



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Carney Sweeney
Miss Eilidh McCallum
3rd Floor Waterloo House
Waterloo Street
Birmingham
B2 5TB

Non-Material Amendment(s) Determination

Date Registered: 22nd April 2024

Proposal: As a result of Distribution Network Operators requirements and to facilitate the preferred cable route, it is proposed to narrow the width of the access road and add security gates. The timber knee rail fence has also been removed (proposed as non-material amendment to 23/01711/REM)

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Parish(es): Bicester

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves as non-material amendments described above and agrees to amend the following condition wording to reflect the changes as follows:

Condition 1

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:

F100 Rev A – Site Location Plan
F101 Rev C - Proposed Site Layout
082005-CUR-XX-XX-DR-C-92003_P04 – Revised Sustainable Drainage Plan
082005 CUR 00 XX DR C 92010 P04 – Surface Water Drainage Plan
GAD-011 Rev 2 - DNO Compound Layout
GAD-012 Rev 1 - IDNO Compound Layout
GAD-014 Rev 2 – Primary Compound Elevations (the layout of the compounds are not approved by this plan)
F102 Rev D – Proposed Landscaping Plan

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

The Section 96A 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: 20th May 2024

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.

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.