

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: Mr Payne

Proposal: Discharge of conditions 3 (schedule of materials), 4 (Secured by Design principles), 7 (biodiversity method statement), 9 (vehicular electric charging points) of 21/04156/F

Expiry Date: 30 September 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to Bicester Hotel, Golf and Spa, an existing leisure and tourist facility situated in the open countryside to the west of the village of Chesterton. There are no listed buildings within the site or in close proximity, and the site is not in a Conservation Area. A public right of way runs along the access to the site and continues through the car park and across the golf course to the north-west. Protected and notable species the great crested newt has been identified in the vicinity of the site, and there are a number of ponds in close proximity. The site has been identified as forming a part of “possible priority grassland habitat” which is a NERC Act S41 habitat.
- 1.2. Planning permission was granted for the erection of a new building to accommodate a new café, pro shop, indoor practice room, lockers and viewing gallery on 31 March 2022, subject to conditions. The current application seeks to discharge some of these.



2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 3 – required a schedule of materials and finishes. This was submitted in the form of Drawing No: PC1 indicating that the stone and mortar, including quoin detail, would match that of the existing hotel. The tiled roof would also match that of the existing hotel. Openings would be black powder coated aluminium, with glass balustrade supported by black metal posts. The decking to the upper terrace would be timber, with cast iron black rainwater goods.
- 2.2. Condition 4 – required details of how Secured by Design principles and/or standards would be incorporated into the development. This was submitted in the form of the Secured By Design Commercial Developments 2015 Version 2 document and email from the agent dated 23 September 2022 explaining that security doors and windows would be installed together with appropriate lighting. Further, as this is a within an existing private hotel security is already in place.
- 2.3. Condition 7 – required a method statement for enhancing biodiversity on the site. This was submitted in the form of The Ecology Co-op Biodiversity Enhancement Method Statement dated 19 July 2022. This would include two bat tubes within the fabric of the building, and a sparrow terrace nest box.
- 2.4. Condition 9 – required a scheme for the provision of vehicular electric charging points to serve the development. The Agent has identified an error in the wording of this condition in their covering letter dated 06 July 2022, in that it relates to the erection of dwellings as opposed to the approved development.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 21/04156/F Permitted 31 March 2022

Erection of new building to accommodate a new cafe, pro shop, indoor practice room, lockers and viewing gallery

4. RESPONSE TO PUBLICITY

- 4.1 This application has not been publicised.

5. RESPONSE TO CONSULTATION

- 5.1. CDC Ecology – no comments received.

6. APPRAISAL

- 6.1. Condition 3 – despite the schedule not including a sample panel of stonework, as requested, an image has been provided of existing stonework upon the existing hotel building that can be used for reference. I consider the choice of materials, matching those used within the wider site, is appropriate. The glass balustrade will avoid this appearing as an intrusive feature. I therefore recommend that this condition is discharged.
- 6.2. Condition 4 – The Agent has provided an explanation of the measures from the Secured by Design document that would be incorporated into the scheme and I consider this to meet the requirement of condition 4.

- 6.3. Condition 7 – the Ecology Officer has not provided a response to their consultation. However, I note that integral roosting and nesting features would be incorporated into the scheme, together with post-construction phase mitigation measures for nesting birds and bats. I therefore consider the requirements of the condition to be met.
- 6.4. Condition 9 – given that the condition refers to dwellings I consider that it was attached to the decision in error. As a result, despite the lack of any details of electric vehicle charging points, I recommend that the condition is ‘discharged’ so as not to prevent the development moving forward.

7. RECOMMENDATION

That Planning Condition(s) 3, 4, 7 and 9 of 21/04156/F be discharged based upon the following:

Condition 3

Materials and finishes in accordance with Drawing No: PC1 received with the original application on 11 July 2022.

Condition 4

Secured by Design principles and/or standards in accordance with Secured By Design Commercial Developments 2015 Version 2 document and email from the agent dated 23 September 2022.

Condition 7

Method statement for enhancing biodiversity on the site in accordance with The Ecology Co-op Biodiversity Enhancement Method Statement dated 19 July 2022.

Condition 9

Vehicular electric charging points are not required by this condition. The condition is discharged.

Case Officer: Gemma Magnuson

DATE: 27 September 2022

Checked By: Paul Ihringer

DATE: 30/9/22
