

Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: British Bakels

Proposal: Construction of boiler room enclosure and vacuum system enclosure

Expiry Date: 15 May 2023

Extension of Time: 15 May 2023

1. APPLICATION SITE AND LOCALITY

The site is located east of the centre of Bicester. The wider site is used mainly for Industrial purposes. It is not within a Conservation Area and no Listed Buildings are within close proximity to the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant seeks planning permission for the erection to the west of the application site serving as a boiler room and two storey vacuum system. The works are largely internal. The site would include installation of two new boiler flues, two safety valve and metal roof and wall cladding, and steel faced pedestrian black door to match existing doors.

3. RELEVANT PLANNING HISTORY

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

14/00465/F – Single storey extension to create entrance lobby along with new Clovis canopy to side door; application permitted.

08/00162/F – First floor extension to provide additional office space (as amended by plans received 12.02.08); application permitted.

4. PRE-APPLICATION DISCUSSIONS

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

5. RESPONSE TO PUBLICITY

This application has been publicised by way of a Site Notice displayed near the site, expiring **3 April 2023**, and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **3 May 2023**.

No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

Building Control – no objections.

Highways – no objections.

Thames Water – no objections in principle.

Land Drainage – formal consultation did not take place, however the CDC land drainage officer was asked to provide their view through a phone conversation. The officer provided no objections.

Full comments can be found via the online planning portal.

7. RELEVANT PLANNING POLICY AND GUIDANCE

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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)

- PSD1 – Presumption in favour of Sustainable Development
- ESD1 -Mitigating and Adapting to Climate Change
- ESD5 – Renewable Energy
- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

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

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

8. APPRAISAL

Design, and impact on the character of the area

The application site is located within an established commercial/industrial area and is surrounded by other commercial/industrial buildings. The proposed changes are largely internal changes with installations of flue and valves. Therefore, the changes would not be prominent in the streetscene and is considered to be acceptable in terms of scale and form.

Further, the proposed materials would match that of the existing building, mitigating any impact to character of the streetscene.

Conclusion: *Acceptable*

Highways

The proposed development would not impact the parking provision, further the OCC Highways Officer has raised no objections to the proposal.

Conclusion: *Acceptable*

Flood Risk

The application site partly lies within Flood Zone 2 and 3 however, given that the proposed works would not encroach to any of the wider site, which is a Flood Zone, therefore the impact would be largely neutral.

Thames Water has considered the information submitted and provided no objections to the application overall. It was recommended '*developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy sequential approach before considering connection the public sewer network*'. The OCC LLFA Officer was consulted and provided no comments. Given, the scale of the works and the absence of an objection from the CDC Land Drainage Officer it is considered that the proposed works would not have a significant impact on the flood risk area.

Conclusion: *Acceptable*

9. PLANNING BALANCE AND CONCLUSION

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.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: Ox106 204 (proposed full elevations), Ox106 202 (proposed boiler enclosure), Ox106 201 (proposed vacuum enclosure), Ox106 200 (proposed site/block plan), Ox106 100 (proposed part floor plans), Ox106 203 (proposed floor plans) and Ox106 205 (location plan).

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.

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DATE: 15/5/23

Checked By: Paul Ihringer

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