

Case Officer: Andrew Thompson

Recommendation: Approval

Applicant: Begbroke Oxford Limited

Proposal: Amended wording of condition 2 to allow changes to the approved plans regarding the location of the gas store (proposed as non-material amendment to 21/03150/REM)

Expiry Date: 19 October 2023

Extension of Time: No

1. APPLICATION SITE AND APPROVED DEVELOPMENT

- 1.1. The application site is situated within the Begbroke Science Park site approximately 3 miles north of Oxford, to the west of Kidlington, east of the A44 and approximately ½ a mile south of the settlement of Begbroke. The settlement of Yarnton is situated approximately ¼ of a mile south of the site.
- 1.2. The site is surrounded by agricultural land. Parker Farm lies to the east, Yarnton Garden Centre to the south with Woodstock Road to the west. The landscape is generally flat. Land immediately to the north and east forms part of the strategic development allocation PR8 in the adopted Development Plan.
- 1.3. The existing Begbroke Science Park is bound by existing mature and established vegetation. The site comprises a mixture of buildings of varying age, predominantly used for research purposes. The two development plots are currently vacant and used as temporary car parking zones.
- 1.4. Within the Science Park site is a Grade II Listed building referred to as Begbroke Hill Farmhouse. This is located south of the proposed development site. The building lies within its own grounds and is used for office and conference purposes relating to the main use of the Science Park. The site generally is enclosed by a mature and established hedgerow and sporadic tree planting, which enclose the overall site on all sides.
- 1.5. The development has commenced and is nearing physical completion.

2. DESCRIPTION OF PROPOSED AMENDMENT(S)

- 2.1. It is set out in the covering letter that as detailed design of the Reserved Matters Approval and construction has progressed it has become apparent that there is a need for a minor change to the design to ensure one of the proposed gas stores adjacent to the Commercial Building avoid an existing Manhole, moving it 1800mm north.
- 2.2. The application is supported by the following plans:
 - Proposed Site Plan- Campus - BSP-NBBJ-ZZ-XX-DR-A-501010/P5. (Replacing Revision P4)
 - Proposed Site Plan – Zone C - BSP-NBBJ-ZZ-XX-DR-A-501011/C03 (Replacing Revision C02)

- Proposed Ground Floor Plan Com Building - P-NBBJ-CB-00-DR-A-501020/C03 (Replacing Revision C02)
- Landscape Masterplan - LP2264_FIR_00_ZZ_DR_L_0001/09 (replacing Revision 07)
- Reserved Matters Landscape Masterplan - LP2264_FIR_00_ZZ_DR_L_0003/06 (replacing Revision 05)
- Reserved Matters Commercial Building Landscape General Arrangement - 2264-FIR-00-ZZ-DR-L-0004/03 (replacing Revision 01)
- Landscape M Plan Car & Cycle Parking - LP2264_FIR_00_ZZ_DR_L_0007/REV 07 (replacing Revision 04)
- Planting Plan General Arrangement Plans:
 Sheet 1 of 3 – LP2264-FIR-00-ZZ-DR-L-3001/Rev 03;
 Sheet 2 of 3 – LP2264-FIR-00-ZZ-DR-L-3002/Rev 03; and
 Sheet 3 of 3 – LP2264-FIR-00-ZZ-DR-L-3003/Rev 01
 (Replacing plans Segment 1 LP2264- FIR-00-ZZ-DR-L-3001 Rev 02 and Segment 2 - LP2264- FIR-00-ZZ-DR-L-3002 Rev 02)

3. RELEVANT PLANNING HISTORY

3.1. Begbroke Science Park has a long history with a significant number of planning applications of varying types over a significant period of time. The majority of the proposals have been to increase the number and scale of buildings on the site and to complement and expand the existing research and development as well as other uses within the site.

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

23/01674/NMA - Roof cowls are proposed to be added to the Academic Building Services Building. Ventilation Grille cut-outs are to be removed from the perforated metal cladding panels and relocated to within the blockwork walls behind. One single door is to be moved from the west elevation to east elevation; enclosed roof plant and lift overrun massing on both buildings revised; in respect of the entrance curtain wall of the Commercial Building, horizontal louvres are to be removed from ground floor elevation but retained on upper floors; minor updates to the compound massing and roofscape of the gas compounds of the Commercial Building and minor updates to the landscaping finishes albeit the overall landscape strategy remains unchanged (proposed as non-material amendment to 21/03150/REM).
 Granted 7 July 2023

22/03355/NMA - Updates to the chosen brick from grey blend to buff/ grey blend and an update to the shading fins from 'brass' colour to 'champagne' colour (proposed as non-material amendment to 21/03150/REM). Granted 17th November 2022

22/01610/NMA – amendments to 21/03150/REM, Granted June 2022.

21/03150/REM - Reserved Matters application for 18/00803/OUT - the design, layout, external appearance and landscaping (as required by OPP Condition 1). It also includes the information required by conditions 4, 5 and 21 of the OPP. Submitted scheme also accords with the requirements of conditions 6, 7, 8, 9 and 14 of the OPP. Approved 27 January 2022.

21/01699/NMA - Non-Material Amendment to 18/00803/OUT to raise the height of the approved buildings by 60cm from 12.6m to 13.2m. Granted 8th June 2021

18/00803/OUT - Outline planning permission, with all matters except for access reserved for subsequent approval, for up to 12,500m² of B1a / b / c and ancillary D1 floor space, retention of and improvements to the existing vehicular, public transport, pedestrian and cycle access including internal circulation routes; associated car parking including re-disposition of existing car parking; associated hard and soft landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works. Granted 17th September 2018.

3.3. Other planning permissions relevant to this application:

23/01168/NMA - Several design changes to the services building (proposed as non-material amendment to 21/03195/F) – Approved 18/05/2023

22/02372/NMA - Non-material amendment to 21/03195/F - The Non-Material Amendment proposes the substitution of permeable block paving to parking bay surfacing with a porous bituminous macadam surface. Approved 02/09/2022

22/01789/NMA – substitution of permeable block paving to parking bay surfacing with porous bituminous macadam surface (proposed as non – material amendment to 21/03195/F), Refused July 2022.

21/03195/F - Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure). Granted 02/02/2022

4. PUBLICITY AND CONSULTATION

- 4.1. There is no statutory requirement to consult on, or publicise, applications seeking approval for non-material amendments to an existing planning permission.

5. APPRAISAL

- 5.1. The key issue for consideration in this case is whether the proposed change(s) can be accepted as non-material; there is no consideration of the planning merits of the proposed changes.
- 5.2. Section 96A of the Town and Country Planning Act 1990 (as amended) states that: “A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material”. It is also stated that: “In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted”.
- 5.3. The National Planning Practice Guidance states that: “There is no statutory definition of non-material. This is because it will be dependent on the context of the overall scheme - an amendment that is non material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application”. The judgement on materiality in any particular case is one of fact and degree, also taking into account the likely impacts of the amendment. Materiality is considered against the development as a whole, not just part of it. The benchmark for forming the judgement on materiality is always the original permission.
- 5.4. The proposed alteration is to move one of the gas stores 1.8m to the north. There are no other changes proposed. The location and design of the gas store is

considered against the setting of the main commercial building with the design unaltered. The revised location is not materially different from the approved plan and is not considered to be a significant alteration to the approved plans.

5.5. As such the proposals are considered to be non-material

6. CONCLUSION

6.1. The proposal is considered to be non-material and the application is therefore recommended for approval.

6.2. 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 21/03150/REM) only is updated (incorporating the plans approved by 23/01674/NMA, 22/01610/NMA and 22/03355/NMA). For the avoidance of doubt Condition 2 now reads:

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:

Design Statement revision 01 (dated 04 November 2022), prepared by NBBJ

Landscape and Ecology Management Plan, prepared by Fira and BSG

Landscape Impact Assessment Addendum, prepared by FCPR

Note regarding: Ecology Mitigation for 18/00803/OUT, prepared by Fira,

BSG Arboriculture Addendum, prepared by FPCR.

Site Location Plan (Drawing No. BBSP-NBBJ-ZZ-XX-DR-A-501001/P3)

Site Plan - Proposed (Drawing No. BBSP-NBBJ-ZZ-XX-DR-A-501010/P5)

Proposed Ground Floor Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-00-DR-A-501040/C02)

Proposed First Floor Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-01-DR-A-501041/C02)

Proposed Roof Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-RF-DR-A-501044/C02)

Proposed Elevations – Academic Building N-S (Drawing no: BBSP-NBBJ-AB-XX-DR-A-502020/C02)

Proposed Elevations – Academic Building E-W (Drawing no: BBSP-NBBJ-AB-XX-DR-A-502021/C02)

Proposed Sections – Academic Building (Drawing no: BBSP-NBBJ-AB-XX-DR-A-503030/C02)

Proposed Elevations & Sections – Academic Building Services Building (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-502023/C02)

Proposed Ground Floor Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-00-DR-A-501020/C03)

Proposed Plant Floor Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-03-DR-A-501023/C02)

Proposed Roof Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-RF-DR-A-501024/C02)

Proposed Elevations – Commercial Building N-S (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502010/C02)

Proposed Elevations – Commercial Building E-W (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502011/C02)

Proposed Elevations – Commercial Building Typical Gas Stores (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502012/C02)

Proposed Sections – Commercial Building (Drawing no: BBSP-NBBJ-CB-XX-DR-A-503020/C02)
Proposed Site Plan – Zone C (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-501011/C03)
Proposed Site Plan – Zone B (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-501012/C02)
Proposed GA Begbroke Weed Garden (Drawing no: BBSP-ASSE-XX-XX-DR-A-301001/1259_05_120)
Proposed Drainage Plan and Setting Out (Drawing no: BBSP-ASSE-XX-XX-DR-A301002/1259_05_121)
Proposed Section AA (Drawing no: BBSP-ASSE-XX-XX-DR-A-403001/1259_05_140)
Proposed Section BB (Drawing no: BBSP-ASSE-XX-XX-DR-A-403002/1259_05_141)
Proposed Section CC + DD (Drawing no: BBSP-ASSE-XX-XX-DR-A-403003/1259_05_142)
Proposed External Elevations (Drawing no: BBSP-ASSE-XX-XX-DR-A-302001/1259_05_150)
Stone Furniture (Drawing no: BBSP-ASSE-XX-XX-DR-A-725001/1259_05_160)
Stone Sink (Drawing no: BBSP-ASSE-XX-XX-DR-A-725002/1259_05_161)
Path Interface Detail Begbroke Weed Garden Drawing no. BBSP-ASSE-XX-XX-DR-A-725003/1259_05_162)
Landscape Masterplan (Drawing No. LP2264-FIR-00-ZZ-DR-L-0001/09)
Landscape M Plan Car & Cycle Parking (Drawing No. LP2264-FIR-00-ZZ-DR-L-0007-07)
Reserved Matters Landscape Masterplan (Drawing No. LP2264-FIR-00-ZZ-DR-L-0003/06)
Reserved Matters Commercial Building Landscape General Arrangement (Drawing No. LP2264-FIR-00-AA-DR-L-004 Rev 03)
Planting Plan General Arrangement Plans - Sheet 1 of 3 – LP2264-FIR-00-ZZ-DR-L-3001/Rev 03; Sheet 2 of 3 – LP2264-FIR-00-ZZ-DR-L-3002/Rev 03; and Sheet 3 of 3 – LP2264-FIR-00-ZZ-DR-L-3003/Rev 01
Details of Creation and Enhancement of Public Art (Begbroke Science Park Public Art Proposal prepared by Assemble – Submission to accompany Reserved Matters Application Revised 15th June 2023)

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.

Case Officer: Andrew Thompson

DATE: 13 October 2023

Checked By: Caroline Ford

DATE: 19 October 2023
