

OXFORDSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning General Regulations, 1992

Regulation 3

PROPOSED DEVELOPMENT BY THE COUNTY COUNCIL

Location of land: Land adjoining Whitelands Way, Kingsmere, Bicester, OX26 1AZ

Brief particulars of proposed development: Section 73 application to:

- **Update the landscape scheme and parking layout;**
- **Change the school access points;**
- **Provide parking for 300 cycles;**
- **Adjust location of gas meter housing, sprinkler tank and bin store;**
- **Adjust fencing layout;**
- **Amend tree planting;**
- **Extend pavement to the north of the access road;**
- **Amend external lighting layout to include lighting to cycle parking; and**
- **Changes to drainage layout**

County Council Ref. R3.0146/18

District Council Ref. No. 18/00154/OCC

In accordance with the authority delegated to the Director of Planning and Place.

I HEREBY RESOLVE: that in pursuance of Regulation 3 of the Town and Country Planning General Regulations, 1992 that planning permission is granted for the development described above, as set out in application No. R3.0146/18 and subject to conditions set out below:

1. The development shall be carried out in strict accordance with the details of the development. Those details comprise:
 - Ecological Assessment dated March 2018
 - Ecological Statement dated March 2018
 - Design and Access Statement dated September 2018
 - Planning statement dated October 2018
 - Cover letter dated 12/10/18
 - CRD-00-XX-DRA-1200 AC 8 – Elevations 01
 - CRD-00-XX-DRA-1201 AC 8 – Elevations 02
 - CRD-00-00-DR- A-1100 - GA Ground Floor Plan
 - CRD-00-XX-DR-ME-7201 - Mechanical & electrical services external incoming utilities
 - D31284/LCD - Kingfisher Lighting Plan
 - Mechanical ITT Report - RPT-0001-01-AH-300817
 - Fencing Plan - Drawing No. CRD-00-XX-DR- L-1904 S4 P5
 - Landscape GA 2 of 2 Plan - Drawing No. CRD-00-XX-DR- L-1905 S4 P5
 - Landscape Section 1 of 3 Plan - Drawing No. CRD-00-XX-DR- L-1907 S4 P5
 - Landscape Section 2 of 3 Plan - Drawing No. CRD-00-XX-DR- L-1908 S4 P5
 - Landscape Section 3 of 3 Plan - Drawing No. CRD-00-XX-DR- L-1909 S4 P4
 - Soft Landscape 1 of 5 Plan - Drawing No. CRD-00-XX-DR- L-1910 S4 P5
 - Soft Landscape 2 of 5 Plan - Drawing No. CRD-00-XX-DR- L-1911 S4 P5
 - Soft Landscape 3 of 5 Plan - Drawing No. CRD-00-XX-DR- L-1912 S4 P5
 - Soft Landscape 4 of 5 Plan - Drawing No. CRD-00-XX-DR- L-1913 S4 P5
 - Soft Landscape 5 of 5 Plan - Drawing No. CRD-00-XX-DR- L-1914 S4 P5

- Site Location Plan - Drawing No. CRD-00-XX-DR- L-1915 S4 P3
- Block Plan - Drawing No. CRD-00-XX-DR- L-1916 S4 P4
- Main Entrance Plan - Drawing No. CRD-00-XX-DR- L-1918 S4 P6
- Drainage Strategy dated 02/10/18
- Flood Risk Assessment dated 02/10/18
- Site Layout TN17015-SL01D

Previously approved

- Application Form dated 3rd November 2017
- Planning Statement dated November 2017
- Agronomic Assessment Report – school playing field – dated July 2017
- Construction Traffic Strategy
- Design and Access Statement dated November 2017
- Public Consultation Feedback dated 10/10/17
- Ventilation and Cooling Strategy
- Compliance Appendix
- Lighting Report
- External Lighting Impact Assessment Report dated 20/10/17
- Energy Strategy & Sustainability Statement 01/11/17
- Ecological Assessment (Draft) dated 13/10/17
- Environmental Noise Assessment
- Site Waste Management Strategy
- Drawing no CRD-XX-00-DR-L-1915 S0 P 1 – Site Location Plan
- Drawing no CRD-00-00-DR-A-1100 S2 P6 – Ground Floor Plan
- Drawing no CRD-00-01-DR-A-1101 S2 P5 – First Floor Plan
- Drawing no CRD-00-02-DR-A-1102 S2 P4 – Second Floor Plan
- Drawing no CRD-00-R1-DR-A-1104 S2 P4 – Roof Plan
- Drawing no CRD-00-XX-DR-A-1200 S2 P3 – Elevations 01
- Drawing no CRD-00-XX-DR-A-1201 S2 P3 – Elevations 02
- Drawing no CRD-00-XX-DR-A-1300 S2 P3 – Sections 01
- Drawing no CRD-00-XX-DR-A-1301 S2 P3 – Sections 02
- Drawing no CRD-00-XX-DR-A-1302 S2 P2 – Sections 03
- Drawing no CRD-00-XX-DR-ME-7201 S2 P03 – Mechanical and Electrical Services

External Incoming Utilities

- Drawing no CRD-00-XX-DR-E-7202 S2 P03 – Pathways with Bollards
- Drawing no CRD-XX-00-DR-L-1900 S0 P2 – Landscape GA 1 of 2
- Drawing no CRD-XX-00-DR-L-1905 S0 P0 – Landscape GA 2 of 2
- Drawing no CRD-XX-00-DR-L-1904 S0 P1 – Fencing Plan
- Drawing no CRD-XX-00-DR-L-1907 S0 P1 – Landscape Section 1 of 3
- Drawing no CRD-XX-00-DR-L-1908 S0 P1 – Landscape Section 2 of 3
- Drawing no CRD-XX-00-DR-L-1909 S0 P1 – Landscape Section 3 of 3
- Drawing no CRD-XX-00-DR-L-1910 S0 P2 – Soft Landscape 1 of 5
- Drawing no CRD-XX-00-DR-L-1911 S0 P1 – Soft Landscape 2 of 5
- Drawing no CRD-XX-00-DR-L-1912 S0 P1 – Soft Landscape 3 of 5
- Drawing no CRD-XX-00-DR-L-1913 S0 P1 – Soft Landscape 4 of 5
- Drawing no CRD-XX-00-DR-L-1914 S0 P1 – Soft Landscape 5 of 5
- Drawing no CRD-XX-00-DR-L-1916 S0 P0 – Block Plan
- Drawing no CRD-XX-00-DR-L-1918 S0 P0 – Main Entrance Plan
- Drawing no 4038/2 – 1 A - Playing Field Drainage Layout
- Drawing no 4038/2 – 2 A - Playing Field Drainage Layout
- Drawing no 4038/2 – 3 A - Playing Field Drainage Layout

Reason: to ensure the development is carried out as proposed.

2. Permission to be implemented within 3 years.

Reason: By virtue of the provisions of Section 91 (1) (a) of the Town and Country Planning

Act, 1990.

3. Prior to the first occupation of the school buildings, a school travel plan shall be submitted to and approved by the County Planning Authority.

Reason: To reduce the number of cars to minor roads. (CLP 1996 – TR7)

4. The approved travel plan to be implemented within three months of the school's opening.

Reason: To reduce the number of cars to minor roads. (CLP 1996 – TR7)

5. The community use of the school premises shall be only between the following hours:

07.00 – 23.00 Mondays to Saturdays and
07.00 – 18.00 on Sundays

Reason: To ensure the development does not cause an unacceptable level of nuisance. (CLP 1996 - C31)

6. No lighting of external sports facilities shall take place beyond 21.00 Mondays to Saturdays, or beyond 18.00 on Sundays.

Reason: To ensure the development does not cause detrimental levels of noise or other types of environmental pollution. (CLP 1996 - ENV1)

7. No external lighting shall be erected and used until a scheme of lighting, including hours of operation, has been submitted to and approved by the County Planning Authority

Reason: To ensure the development does not cause detrimental levels of noise or other types of environmental pollution. (CLP 1996 - ENV1)

8. Prior to first occupation of the school, the location and design of the bin store shall be submitted and approved. The agreed scheme shall be implemented.

Reason: To ensure the development does not cause detrimental levels of noise or other types of environmental pollution. (CLP 1996 - ENV1)

A handwritten signature in black ink, appearing to read 'S. Falliwell', is written on a light-colored, textured background.

On behalf of the Director for Planning & Place

Dated 15th April 2019

Coach circulation space

Concerns have been raised by the County as Highway Authority as to the possible problems for coaches turning in the area provided for in the outline planning permission if residents park their vehicles in the turning area. The applicant is advised to approach the Highway Authority about parking restrictions once the road has been adopted.

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure

developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible. We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, and
- updating applicants and agents of any issues that may arise in the processing of

their application and where possible suggesting solutions. For example, in this case concerns raised by the County's protected species officer led to the inclusion of bird boxes as shown on revised elevations.

Relevant Development Plan Policies

Cherwell Local Plan 2031 (CLP) Policies: PSD1, BSC7, BSC12, ESD7, ESD10.
Saved policies of the Cherwell Local Plan 1996 (CLP1996): TR7, C31, ENV1.



Date: 17/07/20
OCC ref: R3.0059/20

Ben Wallis
ADP
Cantay House
Park End Street
Oxford
OX11JD

Dear Ben Wallis,

**APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF
PLANNING PERMISSION**

Town and Country Planning Act, 1990 Section 96a

**Non-material amendment to allow for the inclusion of a boiler flue and guard rail to
planning permission R3.0146/18 (18/00154/OCC) at Land adjoining Whitelands Way,
Kingsmere, Bicester, OX26 1AZ**

I refer to your application validated on 05/06/20 to the County Council for a non-material amendment following a grant of planning permission (application ref: R3.0059/20 granted on R3.0146/18).

I can confirm that the information supplied on attached drawings:

- 1) Elevations 01 drawing number CRD-00-XX-DR-A-1200 Revision A C 8 dated 13th April 2018;
- 2) Elevations 02 drawing number CRD-00-XX-DR-A-1201 Revision A C 8 dated 13th April 2018

are acceptable and can be approved as amendments to application R3.0146/18.

These now replace previously approved plans:

- 1) CRD-00-XX-DR-A-1200 Revision S2 P8 dated 5th June 2020;
- 2) CRD-00-XX-DR-A-1201 Revision S2 P8 dated 5th June 2020;

Please note that this letter should be read in conjunction with the original planning permission decision notice issued to you on 15/04/2019. All conditions attached to the original decision notice still apply, although the approved plans listed in condition 1 are amended by this letter as set out above. This letter will now form part of the decision notice for this application. If you have any questions please contact Naomi Woodcock.

Yours sincerely

Susan Halliwell
Director for Planning & Place

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