

Our ref: Q70224
Your ref: 18/00584/REM
Email: Helen.rodger@quod.com
Date: 5th August 2019

Development Management
Cherwell District Council
Bodicote House
Oxfordshire
OX15 4AA

By email

Dear Sir/Madam,

Plot 1, Land North East of Skimmingdish Lane Application for Non-Materials Amendments to Planning Permission 18/00584/REM

On behalf of Albion Land, please find enclosed an application pursuant to Section 96A of the Town and Country Planning Act (1990) (as amended). The application seeks approval for non-material amendments to planning permission 18/00584/REM, made pursuant to outline planning permission 15/01012/OUT, in relation to Plot 1 (Units 1A and 1B).

The application seeks a number of non-material refinements to the approved scheme following design development.

As such, please find enclosed the following documents in support of this application:

- This cover letter
- Non-material amendment application form
- Approved drawings (for information only) (please see drawing schedule at Annex 1)
- Revised drawings (for approval) (please see drawing schedule at Annex 1)

This application has been submitted online under the following planning portal reference: PP-08058801. A payment of £234 to cover the fee for non-material amendments has been paid to the Council via BACS on the planning portal.

Planning Background

As Officers will be aware, on 6th May 2016 Cherwell District Council (CDC) granted outline planning permission (reference: 15/01012/OUT) for the following description of development, at land to the north east of Skimmingdish Lane:

OUTLINE: Development of up to 48,308sqm of employment floorspace (Class B1c, B2, B8 and ancillary B1a uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping.

On 31st August 2017, a Section 96A application (reference: 17/00098/NMA) was approved for non-material amendments to the parameter plans in relation to the northern plot of Phase 3a.

On 9th July 2018 a Reserved Matters Application (RMA) (reference: 18/00584/REM) was approved for Plot 1 (Unit 1A/Unit 1B) and Phase 3b in its entirety. This comprised the final phase of development at the site to come forward. The RMA consented the erection of two units within Plot 1, providing 36,785sqm of flexible B1c, B2 and B8 employment space.

On 14th January 2019, a Section 96A application (reference: 18/00157/NMA) was approved for non-material amendments to Units 1A and 1B.

Application Proposals

This application for non-material amendments seeks the following alterations:

- Minor relation of Plot 1B cycle shelters
- Changes to the external entrance layout
- Updated lighting to the service yard

Non-Material Amendments

The National Planning Practice Guidance (NPPG) accepts that new issues may arise after planning permission has been granted which require modification of the approved proposals (Paragraph ID: 17a-001-20140306). Where these changes are less than substantial an application for either non-material or minor-material amendments can be pursued.

There is no statutory definition of 'non-material', as this will be dependent upon the context of the overall scheme. Any changes to a planning permission must, therefore, be considered against the overall context of the development.

Resulting from design development following the RMA approval some very minor refinements to the approved scheme are necessary. It is considered these refinements are negligible in the context of the overall scheme. However, in the interests of proper planning, we are seeking the formal approval of the revised drawings through this S96a application.

Importantly, the proposals represent minor refinements to the scheme, and do not individually, or in combination, represent a material alteration to the buildings. Furthermore, the amendments do not change the scale or nature of the development, or impact on the principle of development in any way. They will continue to be entirely consistent with the approved development and they do not deviate materially from the approved planning permission. As such, in the context of the wider scheme, the changes are non-material.

I trust the information provided above is clear, however please feel free to contact me should you have any queries. We look forward to receiving confirmation of validation shortly.

Yours sincerely



Helen Rodger
Senior Planner

Annex 1 – Drawing Schedule (revised drawings shown in red)

Drawing Title	Drawing Number	Approved Revision	Proposed Revision
Site Location Plan – Existing	TP 1001	-	-
Site Location Plan – Proposed	TP 1002	A	B
Site Plan – Proposed	TP 1003	B	C
Site Plan – External Finishes	TP 1004	B	C
Unit 1A Ground Floor Plan	TP 1005	A	
Unit 1A First Floor Plan	TP 1006	A	
Unit 1A Second Floor Plan	TP 1007	A	
Unit 1A Sections	TP 1008	-	
Unit 1A Elevations	TP 1009	A	
Unit 1A Roof Plan	TP 1010	A	
Unit 1B Ground Floor Plan	TP 1011	A	
Unit 1B First Floor Plan	TP 1012	A	
Unit 1B Second Floor Plan	TP 1013	A	
Unit 1B Sections	TP 1014	-	
Unit 1B Elevations	TP 1015	A	
Unit 1B Roof Plan	TP 1016	A	
External Works Details	TP 1017	A	
Cycle Shelter Details	TP 1018	B	C
Planting Plan 1 of 2	RF14-228-L23	PL04	
Planting Plan 2 of 2	RF14-228-L24	PL04	
HGV Tracking Unit 1A	15230-21A-1	-	
HGV Tracking Unit 1B	15230-21A-2	-	
External Lighting Layout	1386-ESC-ZZ-ZZ-DR-E-2100	T2	P1
Drainage Layout	S1344-E-01	-	
External Works layout	S1344-E-02	C	