

**Case Officer:** Emily Shaw

**Recommendation:** Permitted

**Applicant:** Albion Land Ltd

**Proposal:** Non-material amendment to 18/00584/REM - Minor relocation of Plot 1B cycle shelters. Changes to the external entrance layout. Updated lighting to the service yard

**Expiry Date:** 3 September 2019

**Extension of Time:** None

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. In May 2016 outline planning consent was granted for a development of up to 48,308sqm of employment floorspace to the north of Skimmingdish Lane (application reference 15/01012/OUT). In July 2018 reserved matters consent was granted for the final phase of development (Application reference 18/00584/REM).
- 1.2. To the north and west of the application site is RAF Bicester, a designated conservation area containing a scheduled ancient monument and locally listed buildings.
- 1.3. To the north and east of the outline application site are cultivated fields and largely open countryside with a watercourse and a strong tree lined boundary. There is a Biodiversity Action Priority habitat located on the northern part of the site. The site is partially located within flood zones 2 and 3. The public footpath running through the site has recently been diverted to run along the eastern boundary of the site instead to enable development to take place.
- 1.4. To the south of the outline application site is a residential care home, two stories in height and of modern brick and render construction.
- 1.5. To the south of Skimmingdish Lane is a residential area and to the south and east is the Launton Road Industrial Estate. Although buildings on it are primarily industrial there is an increasing mix of uses including recent retail units having been constructed, petrol filling stations and car sales, etc. The buildings are generally two storeys in height and mainly built in a modern, utilitarian style with simple materials, metal cladding being pre-dominant.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. This application seeks a non-material amendment for a number of small changes to the proposed development. The changes include:
  - Minor relocation of the cycle storage to the south west of plot 1b
  - Minor changes to the entrance layout to the south west elevation of plot 1b to provide a larger hard surface area
  - Changes to the external lighting to include alternative lighting units

### 3. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
15/01012/OUT	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	Application Permitted
17/01289/REM	Reserved Matters to 15/01012/OUT - The reserved matters submission relates to Phases 2a (which comprises a section of the internal spine road) and Phase 3a (in part) which has been split into 2 plots for the purposes of delivery (referred to as plots 2 and 3). This application relates to Plot 3 and represents the first built form of the development to come forward.	Application Permitted
17/01712/REM	Reserved Matters to 15/01012/OUT - Phases 2b (in part) (which comprises a section of the internal spine road) and Phase 3a (in part) which has been split into 2 plots for the purposes of delivery (referred to as plots 2 and 3). This application relates to Plot 2.	Application permitted
18/00584/REM	Reserved matters application to 15/01012/OUT - 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	Application permitted
18/00157/NMA	External changes	Application permitted

### 4. PRE-APPLICATION DISCUSSIONS

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

### 5. APPRAISAL

5.1. The Planning Practice Guidance (2014) makes the following comments with regard to consultation in relation to NMA's;

*As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory*

*consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.*

5.2. *As by definition the changes sought will be non-material, consultation or publicity is unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2017.*

5.3 The proposed alterations are all considered to be non-material changes to the overall development. Each change has been considered individually and cumulatively in relation to the originally approved development. Given the scale of the development, the proposed amendments are considered to be minor and would not significantly alter the overall scheme. They are considered to be minor in nature and impact therefore non-material.

## **6. RECOMMENDATION**

Cherwell District Council, as the Local Planning Authority, hereby approves non-material amendments to 18/00584/REM as described in this application and in accordance with the application form, covering letter dated the 5<sup>th</sup> August 2019, and drawing numbers:

- 17007/TP/1002 Rev B – Proposed site location plan
- 17007/TP/1003 Rev C – Proposed site plan
- 17007/TP/1004 Rev C – Zone 1 – External Finishes
- 17007/TP/1018 Rev C – Cycle Shelter Details
- 1500-ESC-00-ZZ-DR-E-2100 Rev P1 – External Lighting Layout

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DATE: 15. 08 2019

Checked By: Alex Keen

DATE: 23.08.2019

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