

**Case Officer:** Rebekah Morgan

**Recommendation:** Approve

**Applicant:** Ridge & Partners LLP

**Proposal:** Discharge of Conditions 7 (Finished Floor Levels), 8 (Materials), 13 (Trees and Landscaping), 16 (Car parking) and 17 (Cycle parking) of 19/02275/F.

**Expiry Date:** 24 January 2020

**Extension of Time:** 07 February 2020

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

1.1. New Technical Site – Bicester Motion

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

2.1. Application to discharge Conditions 7 (finished floor levels), 8 (materials), 13 (trees and landscaping), 16 (car parking) and 17 (cycle parking) attached to application 19/02275/F.

## **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>
18/01333/F	Extension to existing Technical Site to provide new employment units comprising flexible B1(c) light industrial, B2 (general industrial), B8 (storage or distribution) uses with ancillary offices, storage, display and sales, together with associated access, parking and landscaping	Approved
19/02275/F	Variation of condition 2 (plans) of 18/01333/F – various minor changes to approved plans including alterations to the fenestration of the buildings, as required to deliver the proposed buildings.	Approved

## **4. PRE-APPLICATION DISCUSSIONS**

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

## **5. RESPONSE TO PUBLICITY**

5.1. Not applicable – discharge of conditions.

## 6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.
- 6.2. Launton Parish Council: No comments or objections.
- 6.3. OCC – Transport Development Control: The following comments were provided with regards to Condition 17 (Car parking) and Condition 18 (Cycle Parking).

Condition 17 – The site layout plan shows the required number of parking spaces which all appear to be accessible and appropriately laid out.

Condition 18 – While details of the type of cycle parking enclosures have provided, along with a site plan showing the location, no details have been provided on the number of cycle parking spaces provided.

- 6.4. CDC – Landscape Officer: Detailed comments were provided on the initial submission and raised concerns regarding the proposed landscaping. Following the submission of amended plans, the Council's Landscape Officer commented that 'Very happy with the revised landscape scheme (and appreciative of the additional work involved). Please discharge the condition'.

*\*N.B: The description of this application has been amended to refer to the condition numbers as set out in application 19/02275/F. Re-consultation was not required as the proposal was not fundamentally changed, but some responses may make reference to the original condition numbers.*

## 7. APPRAISAL

- 7.1. Condition 7 (Finished Floor levels) – The condition requires Finished Floor Levels to be in accordance with the guidance set out in the FRA. Having reviewed the guidance, it recommends minimum FFL are set at 150mm.

This issue was raised with the applicant and the following response was provided: 'On this particular site, we have assessed the proposed levels and whilst not all of the FFL's are set at 150mm above existing ground level, the proposed levels have been designed to manage overland flows by conveying surface water away from the buildings to the attenuation basin. The site levels were reviewed by the Lead Local Flood Authority under condition 7 all of which has been discharged and no concern was raised about the FFL's'.

I am content the FRA has been appropriately considered by the applicant's when setting the proposed FFL and the previous discharge of the surface water drainage condition supports their view regarding FFL. On this basis, it is recommended the condition is discharged.

- 7.2. Condition 8 (Materials) – Material samples of the bricks (including a sample panel), cladding, window detail, fascia, guttering and external lights were viewed on site on 6<sup>th</sup> November 2019.

The proposed materials reflect the approved design in terms of type and colour. The bricks have been carefully considered to reflect the existing historic bricks used on the old technical site in terms of colour variation.

The proposed materials are considered to be acceptable for the development and it is recommended the condition is discharged.

- 7.3. Condition 13 (Trees and landscaping) – The submitted landscaping scheme was not considered to be acceptable. The applicant engaged in detailed discussion with the Council’s Landscape Officer and submitted amended drawings in response to the concerns raised.

The Council’s Landscape Officer has confirmed that the amendments overcome the previous concerns and the condition can now be discharged.

- 7.4. Condition 16 (Car parking) – The Local Highways Authority has confirmed the level, layout and accessibility of the car parking spaces are acceptable. Therefore, it is recommended the condition is discharged.

- 7.5. Condition 17 (Cycle parking) – The Local Highways Authority were content with the type of cycle parking being provided but raised concerns with the number of spaces being provided. The applicant has submitted additional information and confirmed 24 cycle parking spaces will be provided. This number meets the guidance provided by the Local Highways Authority. It is recommended the condition is discharged.

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DATE: 07/02/2020

Checked By: Alex Keen

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