

Case Officer: Rebekah Morgan

Recommendation:

Applicant: Bicester Heritage

Proposal: Discharge of Condition 7 (training and employment plan) of 18/01333/F

Expiry Date: 3 January 2020

Extension of Time: 3 January 2020

1. APPLICATION SITE AND LOCALITY

1.1. New Technical Site – Bicester Motion

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. Application to discharge condition 7 attached to the full planning permission (see below) requiring submission of a Training and Employment Plan prior to commencement. See appraisal for details.

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

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 condition.

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. BICESTER DELIVERY TEAM: Verbal comments were received advising the submitted details did not provide enough detail relating to 'construction' apprenticeship starts. The condition envisages the applicant providing a new apprenticeship scheme focussed on construction (and associated trade) skills. The preference would have been for this to be secured via a s106 contribution.

7. APPRAISAL

- 7.1 Condition 7 states: *'No construction shall take place until a Training and Employment Plan for the New Technical Site as a whole has been submitted to and approved in writing by the Local Planning Authority. As a minimum this Plan shall include the arrangements by which the applicant (or other specified persons) will provide construction (and related trades) apprenticeship starts during construction of the development hereby approved. Construction shall take place in accordance with the agreed Plan'*.
- 7.2 The submitted details (including follow up letter) set out the number of existing apprenticeships provided on the site (related to historic motoring) and the apprenticeship opportunities that are being provided by the construction company (related to construction) on the New Technical Site.
- 7.3 Due to the nature of the construction and the phasing (with tenants being responsible for internal fit out), the project itself will only provide shorter term apprenticeship opportunities, therefore the applicant proposes using the existing apprenticeship scheme run by their construction company as it would not be viable to set up a new scheme.
- 7.4 The Councils preference is for new apprenticeship schemes to be set up on large construction projects, but the condition does not specify a requirement for this. Furthermore, the condition does not specify the number of apprenticeships starts required.
- 7.5 The information submitted by the applicant is considered sufficient to meet the requirements of condition 7. On this basis, the application is recommended for approval.

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DATE: 31/12/2019

Checked By: Amy Sedman

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