

**Case Officer:** Rebekah Morgan

**Recommendation:** Approve

**Applicant:** Ms Iris Michailou

**Proposal:** Discharge of conditions 10 (boundary treatment details) 11 (external lighting details) of 20/00475/F

**Expiry Date:** 15 May 2020

**Extension of Time:** 15 May 2020

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. New Technical Site – Bicester Motion

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. Application to discharge Condition 10 (Boundary treatment) and Condition 11 (External lighting details) attached to application 20/00475/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
20/00475/F	Variation of conditions 1 (approved plans) and 3 (use of buildings) of 19/02275/F – to allow the Change of Use of Building 141 to B1a (Business) use at the New Technical Site.	Approved

## **4. RESPONSE TO CONSULTATION**

4.1 Ecology Officer: Initial comments raised concerns regarding the impact of the lights of ecology. The applicant responded by submitting details of operating hours and reduced lux levels.

The final comments received from the Ecology Officer stated: *'This additional adjustment in wattage would be beneficial and in general I would find this acceptable given that the lighting will be off for much of the bats foraging hours'*.

## 5. APPRAISAL

- 5.1. Condition 10 – The proposal for the boundary treatment includes re-using and repairing existing fencing. The existing fencing is green, metal, industrial style fencing. It covers the perimeter of the new technical site and most of the perimeter of the wider Bicester Heritage site. The boundary fencing is required for security.

In the context of the wider site and set against the landscaping scheme for the site, the fencing is considered to be appropriate. It will not appear out of place or overly prominent from a visual perspective. The proposed gates are of a similar style and are appropriate for the site.

It is noted, the proposal does not include any internal fencing/separation between the new and old technical sites. This is welcomed as the two developments need to interact from a functional and visual perspective.

- 5.2. Condition 11 – The Council's ecologist has confirmed that the limited operating hours and reduced lux levels set out in the additional covering letter have overcome initial concerns with the lighting. Therefore, the proposed lighting would not have a detrimental impact on ecology.

The design of the lighting is considered to be of an appropriate style for this site. It fits in with the lighting style in the wider Bicester Heritage site and works with the design of the buildings.

## 6. RECOMMENDATION

That Planning Condition(s) 10 and 11 of 20/00475/F be discharged based upon the following:

### Condition 10

Drawing numbers 024262-01C, 024262-01D, 5009983-RDG-XX-ST-PL-A-0029-P01 and Vmex V3 (Fencing product information).

### Condition 11

Cover letter dated 11 May 2020 and drawing numbers D35770/LC/K, 5009983-RDG-Z01-XX-EL-A-2005-P02, 5009983-RDG-Z02-XX-EL-A-2005-P02, 5009983-RDG-Z03-XX-EL-A-2005-P02, 5009983-RDG-Z04-XX-EL-A-2005-P02, 5009983-RDG-Z04-XX-EL-A-2006-P02, 5009983-RDG-Z05-XX-EL-A-2005-P02, 5009983-RDG-Z06-XX-EL-A-2005-P02, 5009983-RDG-Z07-XX-EL-A-2005-P02 and 5009983-RDG-Z08-XX-EL-A-2005-P02.

Case Officer: Rebekah Morgan

DATE: 13 May 2020

Checked By: Samantha Taylor

DATE: 14 May 2020

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