

**Case Officer:** Rebekah Morgan

**Recommendation:** Approve

**Applicant:** Bicester Heritage

**Proposal:** Discharge of conditions 12 (Signage), 18 (Framework Travel Plan) and 20 (Landscape Maintenance/Management) of 20/00832/F

**Expiry Date:** 20 July 2020

**Extension of Time:** 20 July 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 12 (Signage), Condition 18 (Framework Travel Plan) and Condition 20 (Landscape Maintenance/Management) attached to application 20/00832/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
20/00842/F	Variation of conditions 1 (approved plans) and 3 (use of buildings) of 20/00475/F – to allow the Change of Use of Building 140 to D1 (education) use at the New Technical	Approved

Site.

20/00832/F Variation of condition 1 (plans) of Approved  
20/00842/F - to allow for external alterations  
to Building 141.

#### **4. RESPONSE TO CONSULTATION**

- 4.1 OCC HIGHWAYS: Travel Plan condition can be discharged.
- 4.2 CDC LANDSCAPE OFFICER: Initial comments were provided which detailed a number of areas where revisions were required. Following the receipt of additional plans/information, the landscape officer has confirmed the landscape management plans are now acceptable.

#### **5. APPRAISAL**

- 5.1. Condition 12 – A proposed signage strategy has been submitted for consideration. The strategy sets out the applicant's proposed approach to signage on the site; it shows examples of tenant signage, materials and colour specification and details of external directional signage.

The proposed approach is similar to the signage on the existing technical site. It includes a limited amount of non-illuminated signage for tenants which is simple and sympathetic to the historic character of the site. The materials and colour palette will ensure the signage reflects the historic nature of the site and replicates the style of the signage on the existing technical site. The external directional signage will match the existing onsite signage.

The approach is considered to be acceptable and the condition is recommended to be discharged.

- 5.2. Condition 18 – The Local Highway Authority have reviewed the submitted Framework Travel Plan and advised the condition can be discharged. The travel plan is considered to be appropriate in content and sufficient to manage visitors/staff accessing the site.
- 5.3. Condition 20 – The Council's Landscape Officer provided comments on the submitted landscape management plan and amendments were sought from the applicant. A revised plan has been submitted and the Landscape Officer has confirmed this has overcome the previous comments.

The proposed landscaping and management plan are considered appropriate for the site. The management plan will ensure the landscaping scheme is properly implemented and maintained on the site. Therefore, it is recommended the condition is discharged.

#### **6. RECOMMENDATION**

That Planning Condition(s) 12, 18 and 20 of 20/00832/F be discharged based upon the following:

Condition 12

Bicester Motion New Technical Site Signage Strategy received 15<sup>th</sup> May 2020.

Condition 18

New Technical Site – Framework Travel Plan prepared by Mode Transport Planning

dated March 2020.

Condition 20

Drawing number 5002855-RDG-XX-ST-PL-A-003 Rev N and Landscape Management Plan for Bicester Technical (Issue P2) prepared by ASA Landscape Architects dated 17<sup>th</sup> April 2020.

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DATE: 20 July 2020

Checked By: Samantha Taylor

DATE: 20<sup>th</sup> July 2020

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