

Case Officer: Andrew Lewis

Recommendation:

Applicant: Heyford Park Commercial Developments Ltd

Proposal: Discharge of condition 6 (public information board) of 19/02337/F

Expiry Date: 9 April 2021

Extension of Time: 30 November 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site was a former Sergeant's Mess building (identified as "Building 457") that lies to the south of Camp Road and which forms part of the complex of buildings that formerly operated as RAF Heyford. The former airfield and associated military base is currently being redeveloped to form a new settlement with a village centre, education, leisure and recreation facilities, whilst seeking to preserve the considerable heritage interest of the site.
- 1.2. Large parts of Building 457 had already been demolished as part of the consented scheme for developing the village centre (approved under ref: 16/01000/F). What remained before demolition was the redbrick façade facing south toward the former Parade Ground, with gable ends and chimney stacks also remaining.
- 1.3. The site is located within the RAF Upper Heyford Conservation Area and the building before demolition was Locally Listed (a non-designated heritage asset). Other locally listed buildings that once fronted onto the former parade ground have previously been demolished and the area redeveloped for housing, although the site of the former parade ground has been kept largely free of development and is now used as open amenity space.
- 1.4. Application 19/02337/F sought to demolish the remaining sections of Building 457 in order to redevelop the site as additional public open space with simple landscaping and grassed areas and a central seating area. Existing trees to the north and south of the site would be retained. The associated Planning and Heritage Statement explained that this would be a temporary solution for the site, whilst longer term plans for the site were worked up.
- 1.5. The Planning and Heritage Statement (which was submitted with the application in October 2019) justified the demolition on the basis that market conditions had changed significantly since the original scheme to develop the village centre was approved, and it was no longer commercially viable to implement the original scheme in full (which would have seen the remaining sections of Building 457 incorporated into a new building). It was also claimed that what remained of Building 457 was visually unattractive and detracted from the amenity and appeal of the village centre, with potential to adversely affect the viability of the adjacent pub, restaurant and hotel buildings.

2. CONDITION PROPOSED TO BE DISCHARGED

- 2.1. Condition no.6 stated: *Within one calendar month of development commencing, details of a public information board to be provided on the site displaying information about the history of Building 457 and the area surrounding the former Parade*

Ground to the south, shall be submitted to and approved in writing by the Local Planning Authority. The approved information board shall be installed by the end of the first planting season following commencement of the development and retained and maintained as such thereafter.

Reason: To promote understanding of the heritage of the site and surrounding area, to comply with Policy ESD15 and Villages 5 of the Cherwell Local Plan 2011-2031 Part 1 and Government Guidance contained in the National Planning Policy Framework.

- 2.2. The application was submitted with a mock-up design only, so during the processing of the application further information was requested and clarification sought. A redrafted design occurred, which provided more site specific information and which was more closely related to the actual site, together with details of the lectern.

3. RELEVANT PLANNING HISTORY

- 3.1. There is extensive planning history relating to the wider Heyford Park development and the former airfield and military base. The following applications are considered most relevant to the current proposal:

16/01000/F - Development of the Village Centre (south) comprising a Hotel and associated facilities (involving the partial demolition and the refurbishment and extension of Building 455 and its change of use); Bar/Brasserie (involving the partial demolition and refurbishment and extension of Building 457) and a Covered Market (canopy link between Buildings 455 and 457) with associated landscaping and car parking – APPROVED 3rd November 2016.

17/00091/NMA - Non-Material Amendment to 16/01000/F - Minor design changes to Buildings 455, 457 and canopy link. Change to required timing for submission and approval of revised car parking layout plan (Condition 17) – APPROVED 11th August 2017.

18/00043/NMA – Non-Material Amendment to 16/01000/F - Minor design changes and the introduction of a phased development – APPROVED 25th April 2018.

18/00825/HYBRID – A hybrid planning application consisting of: • demolition of buildings and structures as listed in Schedule 1; • outline planning permission for up to: 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m² of retail (Class A1); 670 m² comprising a new medical centre (Class D1); 35,175 m² of new employment buildings, (comprising up to 6,330 m² Class B1a, 13,635 m² B1b/c, 9,250 m² Class B2, and 5,960 m² B8); 2,415 m² of new school building on 2.4 ha site for a new school (Class D1); 925 m² of community use buildings (Class D2); and 515 m² of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zipwire with ancillary visitor facilities of up to 100 m² (Class D1/A1/A3); 1,000 m² energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m² additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); Creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure. • the change of use of the following buildings and areas: Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8); Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 73 and 2004 (Class D1); Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and > 76.6ha for filming activities, including 2.1 ha for filming set construction and

event parking (Sui Generis); • the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2. • associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road – Resolution to grant subject to completion of a s106, but NOT YET DETERMINED.

19/02337/F Demolition of Building 457 southern facade and gable end walls. Temporary use and associated works to create public open space- Building 457 Village Centre South (Phase 2) Heyford Park Camp Road Upper Heyford-Approved 19.6.2020.

4. RESPONSE TO CONSULTATION

4.1. The final date for comments was **4 January 2021**.

4.2. The only comments raised by third parties was by the Conservation Officer who made observations on the contents of the Board and its position and as a result of which the application was modified.

5. APPRAISAL

5.1 The application has been amended and the details now show an aluminium alloy constructed lectern at the side of the path forming the main route to the village centre south. It will display a board containing details of the former building 457, showing its layout and detailing the uses that took place within it. It now appears in an entirely appropriate form to inform and educate, which was the purpose of the condition when originally imposed.

6. RECOMMENDATION

That Planning condition 6 (public information board) of 19/02337/F be discharged based upon the following information:

- DRWG No: D.0371_21 Hard Landscape Proposals – Building 457, Heyford Park
- Display Board – Fuinal-415932 received 10 March 2021
- Lectern Image – received 10 March 2021
- Lectern construction specification – Aluminium Alloy1050A H14 Sheet - received 10 March 2021.

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DATE: 30 November 2021

Checked By: Andy Bateson

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