

EDGARS

Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Our Ref: 816/2395
Your Ref: PP-09322356

18th December 2020

Dear Sir/Madam,

NON-MATERIAL AMENDMENT FOR MINOR RELOCATION OF PLANT ENCLOSURE AT BUILDING 141, THE COMMAND WORKS, BICESTER HERITAGE, SOUTHERN, BICESTER, OX27 8FA.

On behalf of our client, Motorsport UK, Edgars hereby submits a Non-Material Amendment for minor changes in relation to the approved location of plant enclosure as shown on approved site plan and elevations secured under application reference: 20/00832/F at Building 141, Bicester Heritage, Buckingham Road.

Introduction

Motorsport UK (MSUK), the motorsport governing body in this country, have chosen Bicester Motion for their new headquarters.

The application site forms part of the New Technical Site (NTS) a.k.a The Command Works at Bicester Motion which is home to a range of employment spaces comprising flexible Class E development light industrial, B2 (general industrial), B8 (storage or distribution) all of which has recently been completed. The proposed external alterations are in respect of Building 141.

This application seeks to amend minor elements of the approved planning permission allowed by ref 20/00832/F which secured "*Variation of condition 1 (plans) of 20/00842/f to allow for external alterations to Building 141*" on 18th June 2020.

Whilst there is no statutory definition of 'non-material', the proposed changes are considered to be minor and do not represent a material change to the proposed development. Given the nature and scale of the proposed amendments it assessed that a Non-Material Amendment application is most appropriate in this instance.

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To support this application the following information has been submitted:

- Application Form;
- Cover Letter;
- Site Plan - 5010744-RDG-Z01-ST-PL-A-1016-C;
- NE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1013-C;
- SE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1014-C;
- SW Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1015-C;
- Ground Floor Plan External Plant - 5010744-RDG-Z02-00-PL-A-0112-D;
- EXTERNAL CONDENSER COMPOUND - 141020_P20000_M03.

Superseded Plans

For clarity, the below table sets out which plans have been submitted against those which they serve to supersede.

| Amended Plan ref: (Submitted) | Approved Plan ref: (Superseded) |
|---|--|
| Site Plan - 5010744-RDG-Z01-ST-PL-A-1016-C | Site Plan – 5010744-RDG-Z01-ST-SK-A-1016-A |
| NE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1013-C | NE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1013-B |
| SE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1014-C | SE Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1014-B |
| SW Proposed GA Elevations - 5010744-RDG-Z01-XX-EL-A-1015-C | |
| Ground Floor Plan External Plant - 5010744-RDG-Z02-00-PL-A-0112-D | |

Changes to Proposed Development

Specifically, this non-material amendment seeks to minorly amend the location of the enclosed plant room adjacent Building 141. Its approved and proposed location can be seen in figure 1 below.

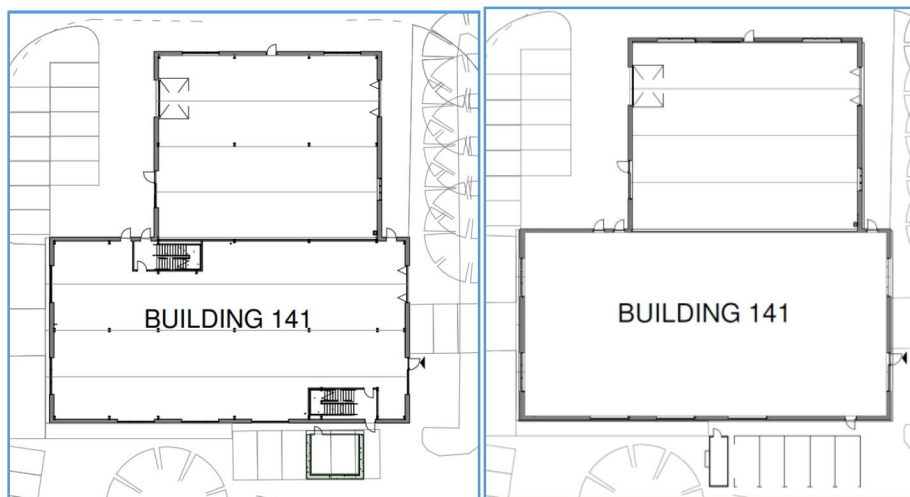


Figure 1: Approved (left) and proposed (right) site location of plant enclosure

Following the grant of planning consent 20/00832/F the applicant sought to implement the approved works. Upon a review of the site, it was noted that the siting of the approved plant area required the repositioning/removal of a pre-existing power pillar not captured by the approved plans. Consequently, the applicant has sought to relocate the enclosed plant area via a non-material amendment.

The proposed plans show the external plant relocated approx. 5.5m south west from the approved location. The siting is still located adjacent the south-east elevation of Building 141, while the total footprint has been reduced by nearly 50% following further consideration in regard to the equipment housed in the plant area. The reduction in size reduces any visual impact of the plan enclosure and releases external area.

The proposed location has been selected not to obscure the approved window locations of Building 141 and is situated in a gap between them. The proposed materials have not changed from those approved.

The proposed alterations are de minimis in nature and are materially the same as the approved development.

The fee of £234.00 will be paid by the applicant in due course.

I trust the application submission is in order and can proceed to a favourable officer recommendation. Should you have any concerns or queries regarding the application or require any further information, please do not hesitate to contact me.

Yours sincerely,



Hugh Shepherd MRTPI

Senior Planner

EDGARS LIMITED